

DOUGLAS COUNTY, NV

2018-918084

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

08/15/2018 09:44 AM

UDEED, LLC

KAREN ELLISON, RECORDER

APN: 1319-30-724-025

R.P.T.T.: \$1.95

Exempt: (N/A)

Recording Requested By:

uDeed, LLC

9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 87187

9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Send Subsequent Tax Bills To:

Ridge Tahoe Property Owners Association
c/o Resorts West
P.O. Box 5790
Stateline, NV 89449

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Grant Hart, a married man as his sole and separate property**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Delbert Lee Phillips, III, a single man**, whose address is 6 Cypress Point Lane, Holiday Island, Arkansas 72631,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **414 Ridge Club Drive, Unit 24, Stateline, Nevada 89449**

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **September 12, 1990**, as Book **990**, Page **1324**, Document No. **234381** in Douglas County Records, Douglas County, Nevada.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 18th day of June, 2018.

Grant Hart

Grant Hart

STATE OF WASHINGTON)

COUNTY OF KING) SS

This instrument was acknowledged before me, this 18th day of JUNE, 2018, by **Grant Hart**.

NOTARY STAMP/SEAL

[Signature]

Notary Public

Andrew Tabieros, Notary Public

Title and Rank
My Commission Expires: MAR 2, 2020

Notary Public
State of Washington
ANDREW TABIEROS
My Appointment Expires Mar 2, 2020

Notary Public
State of Washington
ANDREW TABIEROS
My Appointment Expires Mar 2, 2020

EXHIBIT "A"
LEGAL DESCRIPTION (page 1 of 2)

A TIMESHARE ESTATE SITUATED IN DOUGLAS COUNTY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

AN UNDIVIDED 1/51ST INTEREST IN AND TO THAT CERTAIN CONDOMINIUM AS FOLLOWS:

(A) AN UNDIVIDED 1/38TH INTEREST AS TENANTS-IN-COMMON, IN AND TO LOT 34 OF TAHOE VILLAGE UNIT NO. 3 AS SHOWN ON THE EIGHTH AMENDED MAP, RECORDED AS DOCUMENT NO. 156903 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA. EXCEPT THEREFROM UNITS 001 TO 038 AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN RECORDED JUNE 22, 1987 AS DOCUMENT NO. 156903 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

(B) UNIT NO. **024** AS SHOWN AND DEFINED ON SAID CONDOMINIUM PLAN.

PARCEL TWO:

A NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY KNOWN AS PARCEL "A" ON THE OFFICIAL MAP OF TAHOE VILLAGE UNIT NO. 3, RECORDED JANUARY 22, 1973, AS DOCUMENT NO. 63805, RECORDS OF SAID COUNTY AND STATE, FOR ALL THOSE PURPOSES PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 11, 1973, AS DOCUMENT NO. 63681, IN BOOK 173, PAGE 229 OF OFFICIAL RECORDS AND IN THE MODIFICATIONS THEREOF RECORDED SEPTEMBER 28, 1973 AS DOCUMENT NO. 69063 IN BOOK 973, PAGE 812 OF OFFICIAL RECORDS AND RECORDED JULY 2, 1976 AS DOCUMENT NO. 1472 IN BOOK 776, PAGE 87 OF OFFICIAL RECORDS.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND RECREATIONAL PURPOSES AND FOR THE USE AND ENJOYMENT AND INCIDENTAL PURPOSES OVER, ON AND THROUGH LOTS 29, 39, 40 AND 41 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3 - SEVENTH AMENDED MAP, RECORDED APRIL 9, 1986 AS DOCUMENT NO. 133178 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA FOR ALL THOSE PURPOSES PROVIDED FOR IN THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 96758 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FOUR:

(A) A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES AS GRANTED TO HARICH TAHOE DEVELOPMENTS IN DEED RE-RECORDED DECEMBER 8, 1981, AS DOCUMENT NO. 63026, BEING OVER A PORTION OF PARCEL 26-A (DESCRIBED IN DOCUMENT NO. 01112, RECORDED JUNE 17, 1976) IN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST,

EXHIBIT "A"
LEGAL DESCRIPTION (page 2 of 2)

- AND -

- (B) AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, 32' WIDE, THE CENTERLINE OF WHICH IS SHOWN AND DESCRIBED ON THE SEVENTH AMENDED MAP OF TAHOE VILLAGE NO. 3, RECORDED APRIL 9, 1986, AS DOCUMENT NO. 133178 OF OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FIVE:

THE EXCLUSIVE RIGHT TO USE A UNIT OF THE SAME UNIT TYPE AS DESCRIBED IN THE AMENDED DECLARATION OF ANNEXATION OF PHASE THREE ESTABLISHING PHASE FOUR, RECORDED ON JUNE 22, 1987, AS DOCUMENT NO. 156904 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, IN WHICH AN INTEREST IS HEREBY CONVEYED IN SUBPARAGRAPH (B) OF PARCEL ONE, AND THE NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY REFERRED TO IN SUBPARAGRAPH (A) OF PARCEL ONE AND PARCELS TWO, THREE AND FOUR ABOVE FOR ALL OF THE PURPOSES PROVIDED FOR IN THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE **RIDGE TAHOE**, RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 96758 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, DURING **ONE** USE WEEKS WITHIN THE "**PRIME SEASON**", AS SAID QUOTED TERM IS DEFINED IN THE AMENDED DECLARATION OF ANNEXATION OF PHASE THREE ESTABLISHING PHASE FOUR.

THE ABOVE-DESCRIBED EXCLUSIVE RIGHTS MAY BE APPLIED TO ANY AVAILABLE UNIT OF THE SAME UNIT TYPE ON LOT 34 DURING SAID USE WEEK WITHIN SAID "USE SEASON".

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1319-30-724-025
b) _____
c) _____
d) _____

2. Type of Property:
a) ___ Vacant Land b) ___ Single Fam. Res.
c) ___ Condo/Townhouse d) ___ 2-4 Plex
e) ___ Apt. Bldg. f) ___ Comm'l/Ind'l
g) ___ Agricultural h) ___ Mobile Home
XX Other: **TIMESHARE**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value /Sales Price of Property: \$ **500.00**
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ **500.00**
d. Real Property Transfer Tax Due: \$ **1.95**

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section **N/A**
b. Explain Reason for Exemption: **N/A**

5. Partial Interest: Percentage being transferred: **100%**
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS. 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Grant Hart* Capacity: GRANTOR
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Grant Hart**
Address: **1405 North 20th Street, Unit G-203**
City: **Renton**
State: **Washington** Zip: **98056**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Delbert Lee Phillips, III**
Address: **6 Cypress Point Lane**
City: **Holiday Island**
State: **Arkansas** Zip: **72631**

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: **uDeed, LLC - 87187**
Address: **9041 S. Pecos Rd., Suite 3900**
City, State, Zip: **Henderson, NV 89074**

Escrow #: _____

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)