



KAREN ELLISON, RECORDER

APN: 42-254-03  
Return document to:  
Tammy Pereira Cho  
9753 Lazulite Ct.  
Elk Grove, CA 95624

Mail tax statements to:  
Cynthia Pereira  
1823 Hagood Loop  
The Villages, FL. 32162

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

**WARRANTY DEED**

This WARRANTY DEED, executed on this 21 day of August, 2018, by the grantor,  
Cynthia Pereira A Widowed Female  
1823 Hagood Loop  
The Villages, FL. 32162

to the grantee,  
Tammy Pereira-Cho & Han Yong Cho A Married Couple With Sole Rights To Survivorship  
9753 Lazulite Ct.  
Elk Grove, CA 95624

WITNESSETH, that the said grantor, for and in consideration of the sum of: \$101.00 (One Hundred And One Dollars And Zero Cents) the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey the following parcel of real property in Douglas County, Nevada, and legally described as:  
See Exhibit "A"

Property address: 400 Ridge Club Drive Stateline, NV 89449  
Source of Title:  
See Exhibit "A"

TOGETHER with the tenements, hereditaments, and appurtenances thereto belonging or appertaining, subject to:

AND the grantor covenants with the grantee that the grantor is now seised in fee simple of the property granted; that the grantee shall enjoy the same without any lawful disturbances; that the same is free from all encumbrances, excepting those set forth above; and that the grantor will WARRANT AND DEFEND the grantee against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

<u>Cynthia Pereira</u> Signature	_____
<u>CYNTHIA PEREIRA</u> Print name	_____
_____ Capacity	_____ Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF NEVADA )  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 24 day of AUGUST, 2018, by CYNTHIA PEREIRA

[Signature]  
Signature  
KELLY SMITH  
Print name  
NOTARY  
Title  
My commission expires:  
9/27/20

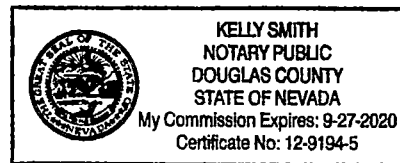


EXHIBIT "A" (28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 3 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-03

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'94 AUG 22 A9:37

**344413**  
BK0894PG3614

SUZANNE BAUDREAU  
CO RECORDER  
\$ 9.00 PAID K2 DEPUTY

# State of Nevada Declaration of Value

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

1. **Assessor Parcel Number(s)**  
 a) 412-254-03  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

3. **Total Value/Sales Price of Property:** \$ 101.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 1.95

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: # 5  
 b. Explain Reason for Exemption: Transfer to Daughter + Son in Law

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 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 \_\_\_\_\_ Capacity Seller  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: Cynthia Pereira  
 Address: 1823 Hagood Loop  
 City: The Villages  
 State: FL Zip: ~~89445~~ 32162

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Tammy Pereira-Cho  
 Address: 9753 Lazulite Ct.  
 City: Elk Grove  
 State: CA Zip: 95624

**COMPANY REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_