

TAX PARCEL #  
A Part of 42-282-03  
FILED FOR RECORD AT REQUEST OF  
Teresa D Dreher  
WHEN RECORDED RETURN TO  
Edward Dreher  
1403 Ruidoso Court , Libertyville, IL 60048

DOUGLAS COUNTY, NV 2019-925084  
Rec \$35 00  
Total \$35 00 01/28/2019 11:52 AM  
ED & RAMONA DREHER Pgs=6



KAREN ELLISON, RECORDER

E05

THIS SPACE PRO

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## Warranty Deed

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ramona L Dreher and Edward C Dreher as trustee of Ramona L Dreher Revocable Trust Dated July 18, 2007 (90%) and Edward C Dreher Revocable Trust Dated July 18, 2007 (10%), dated July 18, 2007, (the "Grantor"), conveys, with general warranty covenants, unto Teresa D Dreher, married, of 228 Redtop Drive, Libertyville, IL 60048, (the "Grantee") as the sole tenant, the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises

See Attached

Being all or part of the same property described in the County Register's Deed Book 1290, Page 1083

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple

AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee against the Grantor's

successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises

DATED: January 17, 2019

Signed in the presence of

*Sandra J Bello*  
Signature

Sandra J Bello  
Name

Ramona L Dreher Revocable Trust Dated  
July 18, 2007 (90%) and Edward C Dreher  
Revocable Trust Dated July 18, 2007(10%)

Trustee  
*Ramona L Dreher Edward C Dreher*  
Ramona L Dreher and Edward C Dreher

**Grantor Acknowledgement**

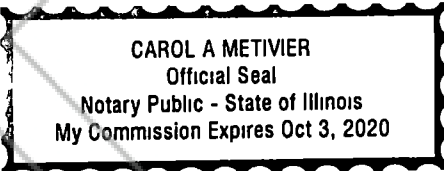
STATE OF ~~NEVADA~~ ILLINOIS

COUNTY OF LAKE

On this day personally appeared before me Ramona L Dreher and Edward C Dreher on behalf of and with the authority of Ramona L Dreher Revocable Trust Dated July 18, 2007 (90%) and Edward C Dreher Revocable Trust Dated July 18, 2007(10%), the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Warranty Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17<sup>th</sup> day of January, 2019

Carol A Metivier  
Notary Public in and for the State of Nevada ~~ILLINOIS~~



County of LAKE

Residing at LIBERTYVILLE, IL

My Commission Expires 10/3/2020

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 049 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (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 M.D.B. & M.; 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 THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

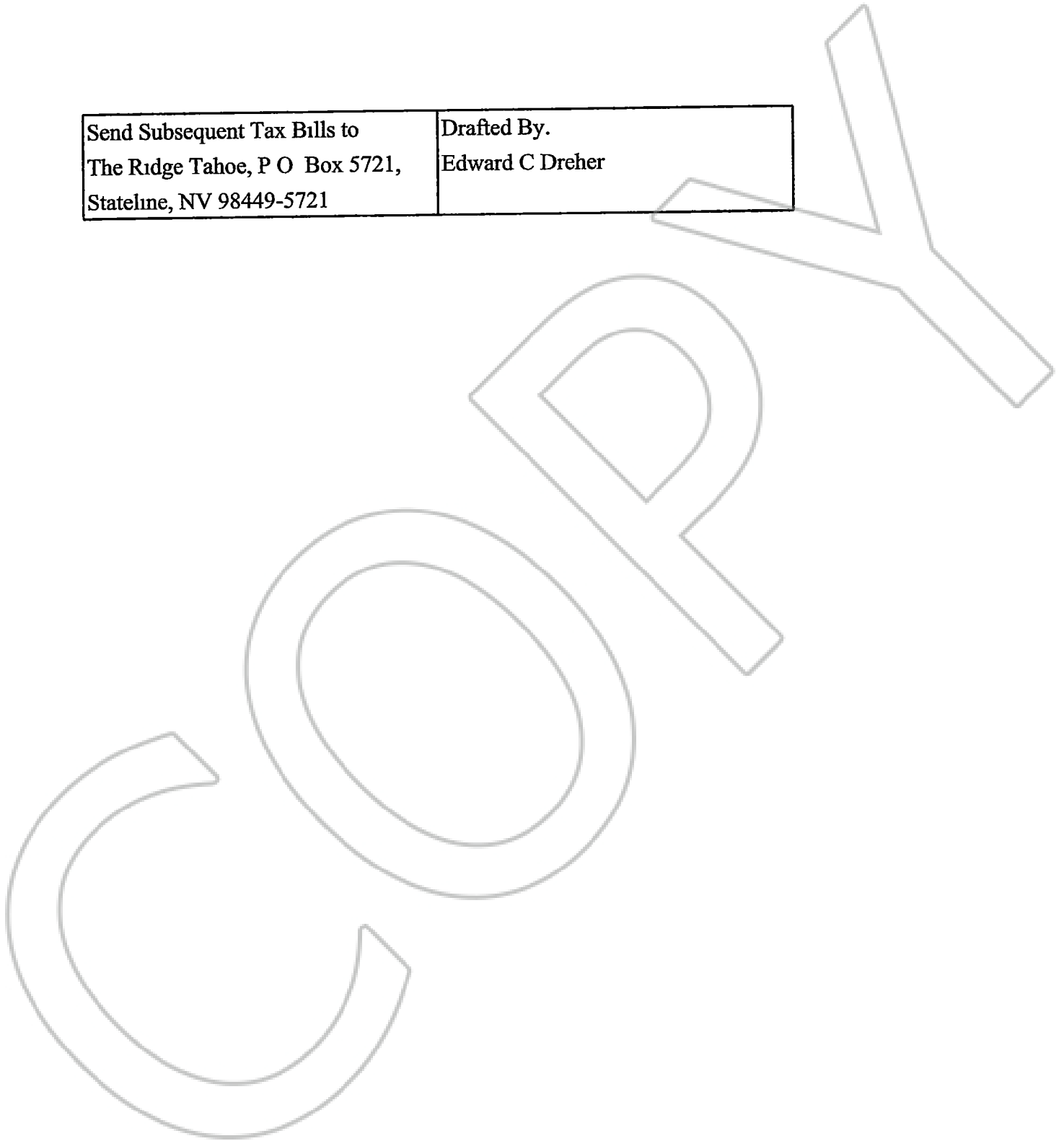
The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel 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 week within the Summer season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-282-03

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Send Subsequent Tax Bills to The Ridge Tahoe, P O Box 5721, Stateline, NV 98449-5721	Drafted By. Edward C Dreher
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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1 Assessor Parcel Number(s)  
 a) A PORTION OF 42-282-03  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording _____	
Notes: _____	

3 Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a Transfer Tax Exemption per NRS 375.090, Section 5  
 b Explain Reason for Exemption TIME SHARE UNIT IS BEING GIFTED FROM PARENTS TO DAUGHTER

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 Edward C. Dreher Capacity OWNER  
 Signature Ramona L. Dreher Capacity OWNER

<b><u>SELLER (GRANTOR) INFORMATION</u></b> (REQUIRED)	<b><u>BUYER (GRANTEE) INFORMATION</u></b> (REQUIRED)
Print Name: <u>EDWARD C &amp; RAMONA L DREHER</u>	Print Name: <u>TERESA DREHER</u>
Address: <u>1403 RUIDOSO CT</u>	Address: <u>228 REDTOP DRIVE</u>
City: <u>LIBERTYVILLE</u>	City: <u>LIBERTYVILLE</u>
State: <u>IL</u> Zip: <u>60048</u>	State: <u>IL</u> Zip: <u>60048</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_