

DOUGLAS COUNTY, NV

2019-925976

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

02/22/2019 10:05 AM

UDEED, LLC

KAREN ELLISON, RECORDER

**APN:** 1319-30-643-052

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

Exempt: (N/A)

**Recording Requested By:**

Billy Ray Martin, Surviving Trustee  
5546 Railroad Flat Road  
Mountain Ranch, CA 95246

**After Recording Mail To:**

uDeed, LLC - 88924  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**Send Subsequent Tax Bills To:**

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

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Billy Ray Martin, Surviving Trustee of The Billy R. and Linda S. Martin Trust, dated February 5, 2004**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Billy Ray Martin, a married man and Tanuara Dawn Willey, a single woman, as joint tenants with right of survivorship and not as tenants in common**, whose address is 5546 Railroad Flat Road, Mountain Ranch, California 95246,

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: **380 Ridge Club Drive, Unit 44, Stateline, Nevada 89449**

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 8 day of February, 2019.

**The Billy R. and Linda S. Martin Trust, dated February 5, 2004**

Billy Ray Martin  
Billy Ray Martin, Surviving Trustee

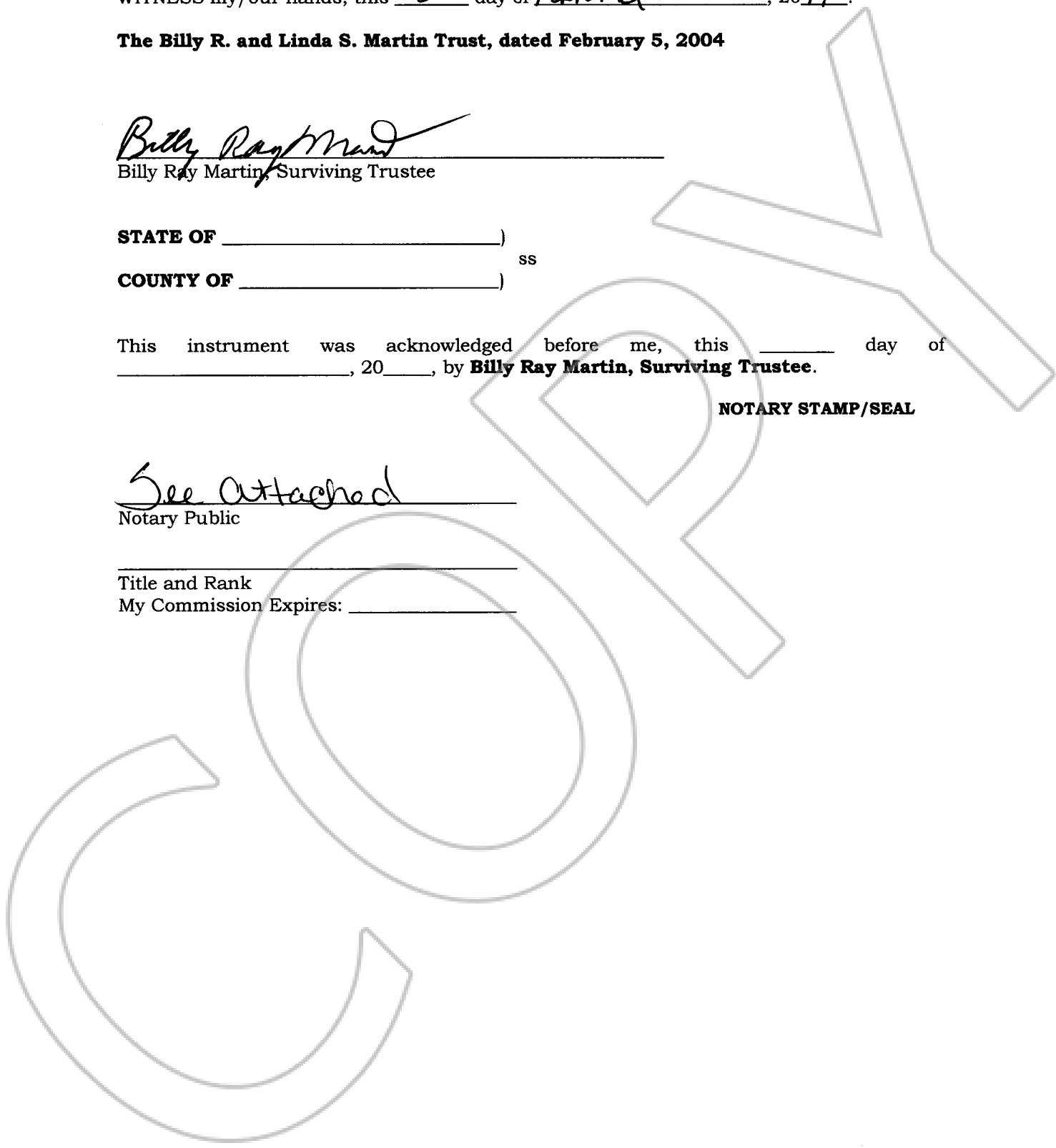
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

This instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Billy Ray Martin, Surviving Trustee.**

NOTARY STAMP/SEAL

See Attached  
Notary Public

\_\_\_\_\_  
Title and Rank  
My Commission Expires: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of CALAVERAS )

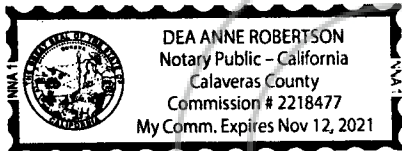
On FEBRUARY 8, 2019 before me, DEA ANNE ROBERTSON, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Billy Ray Martin  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Dea Anne Rob  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, TO WIT:

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. 44 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.

Per NRS 111.312 - The Legal Description appeared previously in **Quitclaim Deed**, recorded on **March 2, 2004**, as Book **0304**, Page **00785**, Document No. **0606105** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

1. Assessor Parcel Number(s)  
 a) 1319-30-643-052  
 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'/Ind'l  
 g) \_\_\_ Agricultural                      h) \_\_\_ Mobile Home  
**XX Other: TIMESHARE**

3. a. Total Value /Sales Price of Property:	\$	<u>500.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	(	<u>0.00</u> )
c. Transfer Tax Value:	\$	<u>500.00</u>
d. Real Property Transfer Tax Due:	\$	<u>1.95</u>

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: Valerie Ward Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: ~~GRANTOR~~ vw

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: **The Billy R. and Linda S. Martin Trust**  
 Address: **5546 Railroad Flat Road**  
 City: **Mountain Ranch**  
 State: **California** Zip: **95246**

Print Name: **Billy Ray Martin and Tanuara Dawn Willey**  
 Address: **5546 Railroad Flat Road**  
 City: **Mountain Ranch**  
 State: **California** Zip: **95246**

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

Print Name: uDeed, LLC - 88924  
 Address: 9041 South Pecos Road, 3900  
 City, State, Zip: Henderson, NV 89074

Escrow #: \_\_\_\_\_