

A portion of APN: 1319-30-643-037

DOUGLAS COUNTY, NV **2019-927374**
Rec:\$35.00
\$35.00 Pgs=3 **04/02/2019 09:54 AM**
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

RECORDATION REQUESTED BY:
Stewart Vacation Ownership

AFTER RECORDING RETURN TO:
Ridge Tahoe Property Owner’s Association
P.O. Box 5721
Stateline, NV 89449

NOTICE OF REFUSAL OF DEED

By Quit Claim Deed dated March 19, 2019, and recorded with the Douglas County Recorder, State of Nevada on August 7, 2018 as Instrument No. 2018-917753, certain party(ies) identified as Harry C. Schmidt and Hatsuko N. Schmidt attempted to convey to Ridge Tahoe Property Owner’s Association that certain real property described as:

See Exhibit ‘A’ attached hereto and made a part hereof.

Ridge Tahoe Property Owner’s Association, hereby gives notice that it denies acceptance and refuses delivery of the above-referenced purported Quit Claim Deed and further gives notice that said Deed was unsolicited, no consideration was given, and it therefore constitutes an attempted gift which has been refused.

Dated: September 25, 2017

THE RIDGE TAHOE PROPERTY OWNERS’ ASSOCIATION
a Nevada non-profit corporation


By: Sam Slack
Sam Slack
Authorized Signer

State of Nevada)
) ss.
County of Douglas)

On March 19, 2019, before me, Sabina Johnson, Notary Public, personally appeared Sam Slack, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Sabina Johnson

 **SABINA JOHNSON
NOTARY PUBLIC
STATE OF NEVADA
DOUGLAS COUNTY**
My Commission Expires: 04/01/2021
Certificate No: 17-2478-5

APN# 42-140-14

WHEN RECORDED, MAIL

TAX STATEMENTS TO:

Ridge Tahoe Property Owners' Association
P.O. Box 5790
Stateline, NV 89449

Exhibit A

RETURN ORIGINAL TO:

Jeffrey S. Corcoran
c/o Law Offices of Mitchell Reed Sussman
30720 Palmetto Palm Ave.
Homeland, CA 92548

QUIT CLAIM DEED

This Deed, created this 11th day of July, 2018, between Harry C. Schmidt and
Hatsuko N. Schmidt, as Joint Tenants with Right of Survivorship as "Grantor",
whose address is 6116 North Selland Ave., Fresno, CA 93711

, for and in consideration of \$500.00 hereby acknowledged as received, does
hereby conveys, transfers, relinquishes, and surrenders to Ridge Tahoe Property Owners' Association, a Nevada
nonprofit corporation as "Grantee", whose address is P.O. Box 5790, Stateline, NV
89449 the real property in the

County of Douglas, State of Nevada, more particularly described as:
all that certain property more particularly described below.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the
reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

Subject to any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and
leases if any, rights, rights of way, agreements, and Amended and Restated Declaration of Timeshare Covenants,
Conditions, and Restrictions recorded February 14, 1984 as Document Number 96758; Liber 284, Page 5202,
Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if
the same were fully set forth herein.

To have and to hold all and singular the premises, together with the appurtenances, unto the said Grantee and their
assigns forever.

The above legally described as follows:

PARCEL ONE:

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

(a) An undivided 1/20 interest, as tenants in common, in and to Lot 33 of Tahoe Village Unit Number 3, Fifth
Amended Map, recorded October 29, 1981, as Document Number 61612 as corrected by Certificate of Amendment
recorded November 23, 1981 as Document Number 62661, all of Official Records of Douglas County, State of
Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded
August 20, 1982, as Document Number 70305 of Official Records.

(b) Unit Number 122 as shown and defined on said Condominium Plan.

PARCEL TWO:

A nonexclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit 3
recorded January 22, 1973, as Document Number 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
Number 63681 in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28,
1973 as Document Number 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as
Document Number 1472 in Book 776, Page 87 of Official Records.

*Continued on Exhibit "A" attached

Exhibit "A"
Continuation of Legal Description

PARCEL THREE:

A nonexclusive easement for ingress, egress, and recreational purposes and for use and enjoyment and incidental purposes over, on, and through lots 29, 39, 40, and 41 as shown on said Tahoe Village Unit Number 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

(a) A nonexclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in Deed re-recorded December 8, 1981 as Document Number 63026, being over a portion of Parcel 26-A (described in Document Number 01112 recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M.

(b) An easement for ingress, egress, and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village Number 3 recorded October 29, 1981 as Document Number 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document Number 62661, Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use said Unit and the nonexclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above during One "use week" within the Winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document Number 71000 of said Official Records. The above described exclusive and nonexclusive rights may be applied to any available unit in the project, during said use week within said season.

This being the same property conveyed to Grantor herein by Harich Tahoe Developments in Deed dated April 5, 1987 and recorded April 20, 1987 in the Official Records of Douglas County, Nevada as Document Number 153456, Book 487, Pages 2289-2290.