



KAREN ELLISON, RECORDER

E07

This instrument was recorded at the request of:

M. HENNER, PC
7675 East Soaring Eagle Way
Scottsdale, Arizona 85266

The recording official is directed to return
this instrument or a copy to the above person.

Space Reserved for Recording Information.

WARRANTY DEED

Effective Date:

March 22, 2019

County and State Where Located:

Douglas County, Nevada

Grantor (Name, Address, Zip Code):

DONALD H. BITLER and JEANNIE
BITLER, husband and wife
7730 E Pinnacle Vista Drive
Scottsdale, Arizona 85266

Grantee (Name, Address, Zip Code):

THE DONALD HOWARD BITLER AND
JEANNIE BITLER FAMILY REVOCABLE
LIVING TRUST, dated March 22, 2019
DONALD H. BITLER and JEANNIE
BITLER, Co-Trustees
7730 E Pinnacle Vista Drive
Scottsdale, Arizona 85266

**Subject Real Property
(Address or Location):**

A Portion of APN: 42-254-30

Proofed by Persons
Whose Initials
Appear at Right:

MH

Subject Real Property (Legal Description):

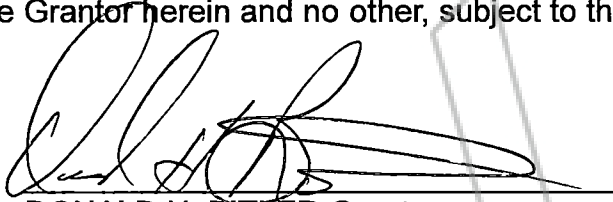
See Exhibit A

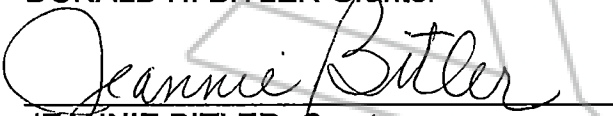
****EXEMPT UNDER NRS 375.090(7)**

SUBJECT TO current taxes, assessments, reservations in patents, and all easements,
rights-of-way, encumbrances, liens, covenants, conditions, and restrictions as may appear
of record.

The names and addresses of the current income beneficiaries of the Grantee Trust are:
DONALD H. BITLER and JEANNIE BITLER, 7730 E. Pinnacle Vista Drive, Scottsdale,
Arizona 85266.

For valuable consideration, Grantor conveys to Grantee all rights, title, and interest of Grantor in Subject Real Property and binds Grantor and Grantor's successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated: 3/20/19 _____

DONALD H. BITLER Grantor

Dated: 3/20/19 _____

JEANNIE BITLER, Grantor

STATE OF ARIZONA

County of Maricopa } ss.

ACKNOWLEDGMENT
OF GRANTORS

On this date, 3/20/19, the foregoing instrument was acknowledged before me, Murray Henn, the undersigned Notary Public, by DONALD H. BITLER and JEANNIE BITLER, who are personally known to me, or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and that they being authorized to do so, executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

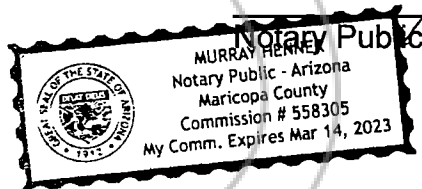


EXHIBIT "A"

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. 030 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. 09758, 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: 42-254-30

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) A portion of APN: 1319-30-643-037
 b) A portion of APN: 42-254-30
 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

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: 4/23/19
 NOTES: Verified Deed AB
Per Blake on phone "w/o consideration"

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer from Grantor to Revocable Trust of Grantors.

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 Donald H. Bitler Capacity Grantors

Signature Jeannie Bitler Capacity Trustees, Grantees

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

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

Print Name: Donald H. Bitler and Jeannie Bitler
 Address: 7730 E. Pinnacle Vista Drive
 City: Scottsdale
 State: Arizona Zip: 85266

Print Name: THE DONALD HOWARD BITLER AND JEANNIE BITLER FAMILY REVOCABLE TRUST
 Address: 7730 E Pinnacle Vista Drive
 City: Scottsdale
 State: Arizona Zip: 85266

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Blake Moscatello Escrow # N/A
 Address: 5090 North 40th Street, Suite 200
 City: Phoenix State: Arizona Zip: 85018

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