

DOUGLAS COUNTY, NV

**2019-929368**

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=5

**05/22/2019 12:00 PM**

CHICAGO TIMESHARE ESCROW

**KAREN ELLISON, RECORDER**

A portion of APN: 1319-30-643-030

**RECORDING REQUESTED BY:**

Fidelity National Timeshare  
A Division of Chicago Title Company  
10805 Rancho Bernardo Rd Suite 150  
San Diego, CA 92127

CTT File Number: TQ5881

**WHEN RECORDED PLEASE MAIL TO:**

Terry L. Bagwell  
Rafael M. Regalado  
8116 Flynn Hill Court  
Antelope, CA 95843

**MAIL TAX STATEMENTS TO:**

Assessed Owner of Record

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

The Ridge Tahoe

Contract No.: 2802533A

RPTT: \$2.55

A portion of APN: 1319-30-643-030

**THE RIDGE TAHOE  
QUITCLAIM DEED**

THIS INDENTURE, is made on **April 5, 2019**, between **David Nichols and Terri Rosas-Nichols, Trustees of the David Nichols and Terri Rosas-Nichols Revocable Trust, dated December 16, 2013** as Grantor, having the address of 5802 Fleet Court, Rocklin, CA 95765 and **Terry L. Bagwell and Rafael M. Regalado, Registered Domestic Partners, as Joint Tenants with Right of Survivorship** having a mailing address of 8116 Flynn Hill Court Antelope, CA 95843.

**WITNESSETH:**

That Grantor, in consideration for the sum of Ten Dollars (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Grantee, all that certain property located and situated in Douglas County, State of Nevada, being the same property conveyed to Grantor by that certain document recorded on **3/26/2014** as Document Number **840048** more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

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 of way, agreements and the Declaration of Timeshare Covenants, Conditions, and Restrictions of the Ridge Pointe dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

**THIS INSTRUMENT FILED FOR RECORD BY CHICAGO TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.


Document Date: April 5, 2019

**David Nichols and Terri Rosas-Nichols Revocable Trust, dated December 16, 2013**

  
\_\_\_\_\_  
David Nichols, Trustee

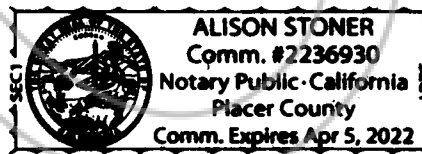
STATE OF CALIFORNIA } ss:  
COUNTY OF PLACER

This instrument was acknowledged before me on this 13<sup>th</sup> day of APRIL, 2019 by **David Nichols**.

Signature of Notary: 

Print Name of Notary: ALISON STONER

Commission Expiration: 4/5/22



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: April 5, 2019

**David Nichols and Terri Rosas-Nichols Revocable Trust, dated December 16, 2013**

*Terri Rosas-Nichols*

**Terri Rosas-Nichols, Trustee**

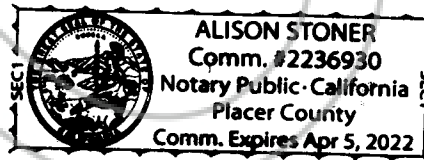
STATE OF CALIFORNIA } ss:  
COUNTY OF PLACER

This instrument was acknowledged before me on this 13<sup>th</sup> day of APRIL, 2019 by **Terri Rosas-Nichols**.

Signature of Notary: *AS*

Print Name of Notary: ALISON STONER

Commission Expiration: 4/5/22



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

The Ridge Tahoe  
Lot 28

### EXHIBIT "A"

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows:

- (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 as designated on TAHOE VILLAGE UNIT No. 3-13<sup>th</sup> AMENDED MAP, recorded December 31, 1991, as Document No. 268097, re-recorded 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. 025 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 by Amended Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended by 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: 1319-30-643-030

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) A Por. of 1319-30-643-030
- 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

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$500.00  
Transfer Tax Value \$  
Real Property Transfer Tax Due: \$500.00  
\$ 1.95

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**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  Capacity David Nichols, Trustee / Grantor

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

Print Name: David Nichols, Trustee  
Address: 5802 Fleet Court Rocklin, CA 95765

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

Print Name: Terry L. Bagwell  
Address: 8116 Flynn Hill Court Antelope, CA 95843

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Fidelity National Timeshare CTT File Number: TQ5881  
Address: 10805 Rancho Bernardo Rd Suite 150  
City: San Diego State: CA Zip: 92127

Contract Number: 2802533A