

TAX PARCEL #:

DOUGLAS COUNTY, NV

2019-930373

RPTT:\$5.85 Rec:\$35.00

Total:\$40.85

06/14/2019 10:42 AM

JONATHAN GOOD

Pgs=8

FILED FOR RECORD AT REQUEST OF:

Ridge Tahoe

WHEN RECORDED RETURN TO:

Jon Good

2400 Durston #21, Bozeman, MT 59718



00092558201909303730080086

KAREN ELLISON, RECORDER

THIS SPACE PR

Warranty Deed

For and in consideration of \$100.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lester Cavins, married, of 132 Double Eagle Dr, Austin, TX 78738, (the "Grantor"), conveys, with general warranty covenants, unto Jon Good, married, of 2400 Durstan Road #21, Bozeman, Montana 59718, (the "Grantee") as the sole tenant, the following described real estate (the "Premises"), situated in the County of Washoe, Nevada, together with all after acquired title of the Grantor in the Premises:

400 Ridge Club Road
State line, NV 89449.

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

1319-30-644-054, Page PTN

Exhibit "A"

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: May 9, 2019

Signed in the presence of:

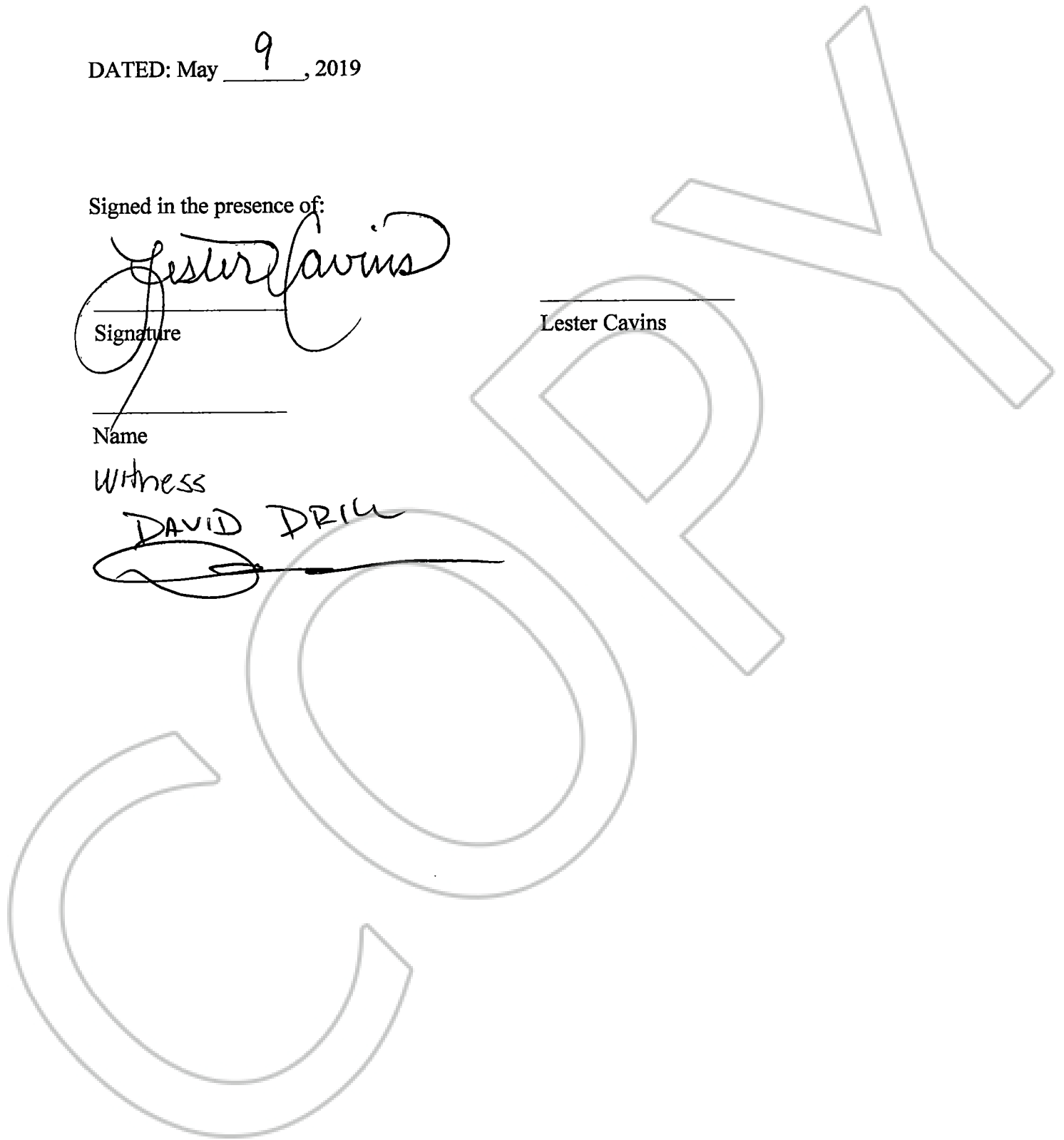
Lester Cavins
Signature

Lester Cavins

Name

Witness

DAVID DRILL
[Signature]



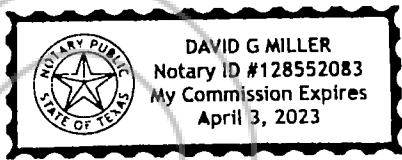
Grantor Acknowledgement

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on 9TH day of May, 2019, by Lester Cavins.


Notary Public



My commission expires: 04/03/2023

Spousal Acknowledgement

I, Laurie Cavins of 132 Double Eagle Dr, Austin, TX 78738, spouse of Lester Cavins, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: *Laurie Cavins*
Laurie Cavins

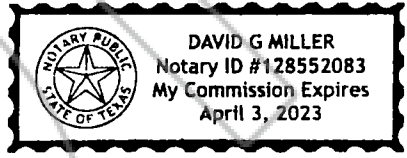
STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on 9TH day of May, 2019, by Laurie Cavins.

DM

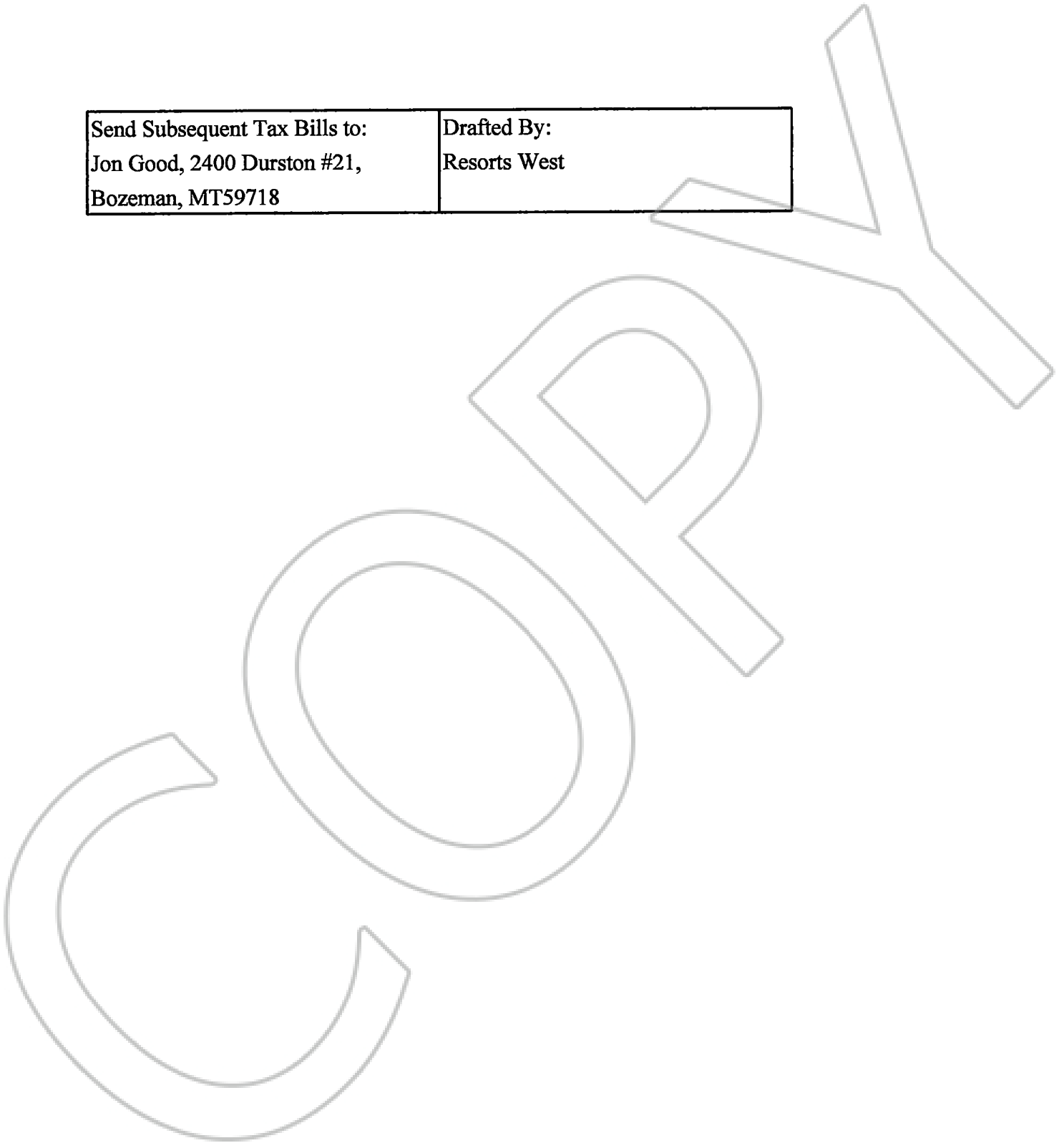
Notary Public



My commission expires: 04/03/2023

Send Subsequent Tax Bills to: Jon Good, 2400 Durston #21, Bozeman, MT59718
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Drafted By: Resorts West



Ridge Tahoe Property

EXHIBIT "A"

(37)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13th 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 146 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-054

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-644-054 PTN
 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 TIME SHARE

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

3. Total Value/Sales Price of Property \$ 1500
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ ~~5.05~~ 1500
 Real Property Transfer Tax Due \$ 5.05

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 Lester Cavins Capacity OWNER
 * Signature Jon Good Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: LESTER CAVINS
 Address: 132 DOUBLE EAGLE DR
 City: AUSTIN
 State: TX Zip: 78738

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: JON GOOD
 Address: 2400 DURSTON ROAD #21
 City: BOZEMAN
 State: MT Zip: 59718

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