TAX PARCEL #:

FILED FOR RECORD AT REQUEST OF:

Ridge Tahoe

WHEN RECORDED RETURN TO:

Jon Good

2400 Durston #21, Bozeman, MT 59718

DOUGLAS COUNTY, NV RPTT:\$5.85 Rec:\$35.00

2019-930373 06/14/2019 10:42 AM

Total:\$40.85 JONATHAN GOOD

Pgs=8



KAREN ELLISON, RECORDER

THIS SPACE PRO

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 1319-30-644-0, Page 77N 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

DATED: May	
Signed in the presence of:	
Lester avis	1 1
	$\neg 1$
Signature Lester Cavins	
Name	
Witness DAVID DRILL	

Grantor Acknowledgement

STATE OF TEXAS	
COUNTY OF TRAVIS	
This instrument was acknowledged before me onCavins.	day of May, 2019, by Lester
Notary Public	DAVID G MILLER Notary ID #128552083 My Commission Expires April 3, 2023
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:
STATE OF TEXAS
COUNTY OF TRAVIS
This instrument was acknowledged before me on day of May, 2019, by
Laurie Cavins.
Notary Public DAVID G MILLER Notary ID #128552083 My Commission Expires April 3, 2023
My commission expires: 0403/2023

	7

Ridge Tahoe Propuly

DOUGLAS COUNTY, NV Rec:\$15.00

2016-88403

Total:\$15.00

07/11/2016 08:32 AM

STEWART TITLE COMPANY

Pac=2

NOTICE OF CLAIM OF LIEN

37-146-24-02

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

KAREN ELLISON, RECORDER

WHEN RECORDED, MAIL TO:

STEWART TITLE 3476 EXECUTIVE POINTE WAY #16 CARSON CITY, NV 89706

NOTICE IS HEREBY GIVEN: That THE RIDGE TAHOE PROPERTY OWNERS' ASSOCIATION, a Nevada non-profit corporation, is owed assessments pursuant to that Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984, recorded February 14, 1984, as Document No. 096758, in Book 284, Page 5202, in the total amount of \$1,079.00, due January 10, 2016, together with \$80.95 in interest charges, which are past due.

THAT the property to be charged with a lien for payment of this claim is all that certain real property and improvements thereon situated in the County of Douglas, State of Nevada, and more particularly described as follows:

See Exhibit 'A' attached hereto and incorporated herein by this reference.

THAT the name of the record owner thereof is LESTER T. CAVINS and LAURIE E. CAVINS, husband and wife as joint tenants with right of survivorship.

WHEREFORE, THE RIDGE TAHOE PROPERTY OWNERS' ASSOCIATION claims a lien upon the above described real property and all the buildings and improvements thereon, for said assessments owed in the amount of \$1,079.00, due January 10, 2016, and for \$80.95 in interest charges, and for the fees and costs incurred in the preparation and filing of this Notice of Claim of Lien.

Dated
July 5, 2016

THE RIDGE TAHOE PROPERTY OWNERS' ASSOCIATION, a Nevada non-profit corporation BY: Resort Realty LLC, a Nevada Limited Liability Company, its Attorney-In-Fact

Dan Garrison, Authorized Signature

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on _______ by Dan Garrison the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for The Ridge Tahoe Property Owners' Association, a Nevada non-profit corporation.

SS

SHANNA WHITE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-15-19
Certificate No: 15-1372-3

Notary Public

Ridge Take Propuly

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. FOR RECORDER'S OPTIONAL USE ONLY
c) Condo/Twnhse d) 2-4 Plex Book: Page:
e) Apt. Bldg f) Comm'l/Ind'l Date of Recording:
g) Agricultural h) Mobile Home Notes:
Other Time ShARE 1500
3. Total Value/Sales Price of Property \$ 1500
Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value: \$ 1500
Real Property Transfer Tax Due \$ 5.85
4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section
b. Explain Reason for Exemption;
5 D 117 D 1 1 1 0 0 1 100 0
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.
Simulation away
Signature Capacity OWNER
Signature Capacity OWNER Signature Capacity Devel Capacity Devel
Signature Capacity Deger
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
Print Name: LESTER CAVINS Print Name: JON GOOD
Address: 132 DOUBLE EAGLE DR Address: 2400 DURSTON ROAD #2
City: AUSTIN City: BOZEMAN
State: TX Zip: 18106 State: MT Zip: 59116
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Escrow #:
Address:
City: State: Zip:
OityDiatoZip

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED