

Recording Requested By:

Daniel A. Palmer

When Recorded Mail To:

Daniel A. Palmer
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712

When Recorded Mail Tax Statements To:

Susan Ketterer
415 Hali Brooke Cove
China Spring, Texas 76633

APN NO. A portion of 40-370-01

Affix RPTT: \$



00093120201909308560040040

KAREN ELLISON, RECORDER

E03

WARRANTY DEED

Date of this Document: June 18, 2019

Reference Number of Related Documents: _____

Grantor:

Name: Susan Ketterer (formerly Susan G. Santo)
Street Address: 415 Hali Brooke Cove
City/State/Zip: China Spring, Texas 76633

Grantee:

Name: Susan Ketterer
Street Address: 415 Hali Brooke Cove
City/State/Zip: China Spring, Texas 76633

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name):

Such real property located in Douglas County, State of Nevada, more particularly described in Exhibit A, a copy of which is attached hereto and incorporated herein by this reference. The Title deed is recorded in Book 888, Page 711, in the office of the register of deeds in the county and state aforesaid.

Assessor's Property Tax Parcel/Account Number: A Portion of APN 40-370-01

For good consideration, Susan Ketterer (formerly Susan G. Santo) of 415 Hali Brooke Cove, China Spring, County of McLennan, Texas, 76633, hereby bargains, deeds and conveys to Susan Ketterer of 415 Hali Brooke Cove, China Spring, County of McLennan, Texas, 76633, the following described land in Douglas County, State of Nevada, free and clear with WARRANTY COVENANTS; to wit: Such real property located in Douglas County, State of Nevada, more particularly described in Exhibit A, a copy of which is attached hereto and incorporated herein by this reference.

Grantor, for herself and her heirs, hereby covenants with Grantee, her heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that she has a good right to convey; that the premises are free from all encumbrances; that Grantor and her heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or her heirs or assigns, and at the expense of Grantee, her heirs or assigns, execute any instrument necessary for the further assurance of

the title to the premises that may be reasonably required; and that Grantor and her heirs will forever warrant and defend all of the property so granted to Grantee, her heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by Title deed recorded in Book 888, Page 711, in the office of the register of deeds in the Douglas County, State of Nevada, dated March 28, 1990.

SUBJECT TO any and all matters of recording, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights, rights of way, agreement and the Declaration of Time Share Covenants, Conditions and Restrictions Recorded April 27, 1989 at Book 489, page 3383, as under Document No. 200951 Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

WITNESS the hand and seal of said Grantor this 18th day of June, 2019.

Susan Ketterer
Susan Ketterer (formerly Susan G. Santo), Grantor

STATE OF TEXAS)

COUNTY OF MCLENNAN)

On June 18, 2019, before me, Janet K. Uptmore, personally appeared Susan Ketterer (formerly Susan G. Santo), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Janet K. Uptmore
Janet K. Uptmore

Affiant Known Unknown
ID Produced Texas Driver's License
4 [REDACTED] 3970

(Seal)

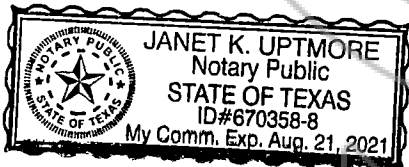


EXHIBIT "A"

RIDGE CREST LEGAL

A Timeshare estate comprised of:

PARCEL 1: An undivided 1/51st interest in and to that certain condominium estate described as follows:

(a) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at page 711, Douglas County, Nevada, as Document No. 183624.

(b) Unit No. 101 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "USE WEEK" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "use week" as more fully set forth in the CC&R's.

A Portion of APN 40-370-01

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a. A Portion of APN 40-370-01
b. _____
c. _____
d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other _____ | |

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 10,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 10,000.00
d. Real Property Transfer Tax Due \$ \$0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: Change of last name

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: Susan G. Santo

Capacity: Seller

Signature: Susan Ketterer

Capacity: Buyer

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

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

Print Name: Susan G. Santo
Address: 415 Hali Brooke Cove
City: China Spring
State: Texas Zip: 76633

Print Name: Susan Ketterer
Address: 415 Hali Brooke Cove
City: China Spring
State: Texas Zip: 76633

COMPANY REQUESTING RECORDING

Print Name: Daniel A. Palmer
Address: 100 N. Ritchie Road, Suite 200
City: Waco

Escrow #: _____
State: Texas Zip: 76712