

DOUGLAS COUNTY, NV  
RPTT:\$1.95 Rec:\$35.00  
\$36.95 Pgs=3  
SWITCH IT TITLE EXCHANGE, LLC.  
KAREN ELLISON, RECORDER

2019-933367

08/12/2019 12:00 PM

**Prepared By and Return To:**  
Switch It Title Exchange, LLC.  
P.O. Box 5678  
Sevierville, TN 37864

**Mail Tax Statements To:**  
QM Corporation  
515 Nichols Blvd.  
Sparks, Nevada 89431

**APN #:** 42-230-07 (A portion of)

**Contract #:** 12360

**THE RIDGE AT SIERRA by QM RESORTS,  
A TIMESHARE RESORT DEED**

***THIS INDENTURE*** made this 8th day of November 2018, between **Gary Wabeke and Karen Wabeke, husband and wife**, whose post office address is **4867 N. 168<sup>th</sup>, Holland, Michigan 49424** hereinafter referred to as "Grantor(s)", and **VACATION PROPERTY HOLDINGS, LLC., a Limited Liability Company, licensed in the State of Tennessee**, whose post office address is **1365 Dolly Parton Parkway, Suite 1, Sevierville, Tennessee 37862** hereinafter referred to as "Grantee"

**WITNESSETH:**

That the Grantor, in consideration of One (\$1.00) Dollar and other good and valuable consideration to it paid by the Grantee, the receipt of which is acknowledged, has bargained and sold, and by those presents does grant, bargain, sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property in the above referenced Resort Facility, situate and being in the County of Douglas, State of Nevada:

**LEGAL DESCRIPTION**

The following described real property in the County of Douglas, State of Nevada, and is described as follows:

**FLOAT WEEK / FLOAT UNIT-ANNUAL**

**"See Attached "EXHIBIT A' FOR LEGAL DESCRIPTION"**

This being the same premises conveyed to Grantor(s) by Full Reconveyance, recorded in Office of the Register of Deeds, in the County of Douglas, State of Nevada, on April 30, 2018, in Instrument #2018-913565.

***TO HAVE AND TO HOLD*** the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto the said Grantee, its successors and assigns, forever; and Grantor(s) does hereby bind itself, its successors and assigns, to Quit Claim and forever defend all and singular the Property unto the said Grantee, its successors and assigns, only against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the Grantor(s), subject to the exceptions hereinabove set forth.

< SIGNATURE PAGE TO FOLLOW >

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land situate in the County of Douglas, state of Nevada, described as follows:

A timeshare estate comprised of:

Parcel 1:

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

(a) An undivided 1/8<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. B-3 as shown and defined on said condominium map recorded as Document No. 93408. 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 Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary line adjustment map recorded as Document No. 133713, 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" within the "PRIME use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C,C & R's). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the C,C & R's.

Parcel 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

Signed, Sealed and Delivered in the Presence of:

X [Signature]  
Witness #1 Signature

[Signature]  
Gary Wabeke, GRANTOR

X Brian Caputo  
Witness #1 Print Name

X [Signature]  
Witness #2 Signature

[Signature]  
Kathy Wabeke, GRANTOR

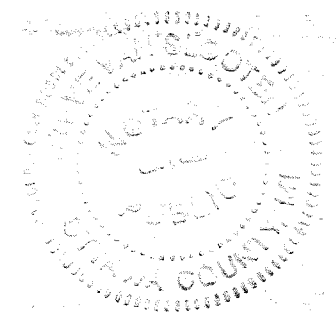
X Melissa Payton  
Witness #2 Print Name

STATE OF Michigan }  
COUNTY OF Ottawa }

The foregoing instrument was acknowledged before me, Notary Public, this 15<sup>th</sup> day of November, 2018, by **Gary Wabeke and Kathy Wabeke**. They are personally known to me or has produced Drivers License as a type of identification.

Steve Vanslooten  
Notary Public Ottawa County Michigan  
Acting in Ottawa County Michigan  
My commission expires July 25, 2024

X [Signature]  
NOTARY PUBLIC SIGNATURE  
PRINT NAME: Steve Van Slooten  
NOTARY PUBLIC, State of: Michigan  
SERIAL NUMBER, if any: NA  
My commission expires: 7-25-24



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 42-230-07 (a portion of)  
 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: \$ \$500.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$500.00  
 Real Property Transfer Tax Due: \$ \$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: 100.00 %

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 Diana Bass Capacity Diana Bass, Auth Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Gary J. Wabeke and Kathy J. Wabeke  
 Address: 4867 N. 168th  
 City: Holland  
 State: Michigan Zip: 49424

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Vacation Property Holdings  
 Address: 1365 Dolly Parton Parkway, Ste 1  
 City: Sevierville  
 State: Tennessee Zip: 37862

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Switch It Title Exchange, LLC. Escrow # \_\_\_\_\_  
 Address: P.O. Box 5678  
 City: Sevierville State: TN Zip: 37864

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