



KAREN ELLISON, RECORDER

APN: 1319-30-721-001
Return document to:
Peggy Olmstead
3264 Arroyo Dr
Fairfield, CA 94533

Mail tax statement to:
Daniel Moran
207 Mather Rd.
Jenkintown, PA 19046

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

WARRANTY DEED

This WARRANTY DEED, executed on this 20 day of December, 2018, by the grantor,
Daniel Moran
207 Mather Rd.
Jenkintown, PA 19046

To the grantee,
Peggy Olmstead & Benjamin Acosta, Melecio Acosta, Michael Ricardo Acosta
Mother & Sons with full right to survivorship
3264 Arroyo Dr
Fairfield, CA 94533

WITHNESSETH, that the said grantor, for and in consideration of the sum of:
\$300 (Three Hundred Dollars)
the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey the following
parcel of real property in Douglas County, Nevada, and legally described as:
SEE EXHIBIT A

Property address: 400 Ridge Club Drive Stateline, NV 89449
Source of Title:
SEE EXHIBIT A

TOGETHER with the tenements, hereditaments, and appurtenances thereto belonging or appertaining, subject to:

AND the grantor covenants with the grantee that the grantor is now seised in fee simple of the property granted; that the grantee shall enjoy the same without any lawful disturbances; that the same is free from all encumbrances, excepting those set forth above; and that the grantor will WARRANT AND DEFEND the grantee against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

Signature
Daniel Moran
Print name
Capacity

Signature
Print name
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Pa
COUNTY OF Montgomery

This instrument was acknowledged before me on the 25 day of February 2019, by Kathleen Hastings

Signature
Kathleen Hastings
Print name
Title
Notary
My commission expires:
Aug 26, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen Hastings, Notary Public
Abington Twp, Montgomery County
My commission expires August 26, 2020



EXHIBIT "A"

(31)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 31 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 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. 081 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, 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 Lots 31, 32 or 33 only, for one week each year in the SUMMER "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-721- 001

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-30-721-001
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Townhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDER'S 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) \$ 300
Transfer Tax Value: _____
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 %

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 Seller
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Daniel Moran
Address: 207 Mather Rd.
City: Jenkintown
State: PD Zip: 19046

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Peggy OImstead
Address: 3204 Arroyo Dr.
City: Fairfield
State: CA Zip: 94533

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____