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Albertelli Law  
5404 Cypress Center Drive, Suite 150  
Tampa, FL 33609

Mail Tax Statements to:  
Liana Nicole Kyper  
400 Ridge Club Dr Unit 174  
Stateline, NV 89449

Property Tax ID#: 1319-30-720-001  
Order #: APSTimeshare2

## DEED OF GRANT

This indenture made this 12 day of September, 2019, between LIANA NICOLE KYPER as successor trustee of the Macy V. Eidenire Living Trust, Grantor, and LIANA NICOLE KYPER, of 400 Ridge Club Dr Unit 174, Stateline, NV 89449, Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

Commonly known as: 400 Ridge Club Dr Unit 174, Stateline, NV 89449

The previously recorded vesting deed was recorded on 07/27/2011, in Instrument No. 0787062, in the Douglas County Book of Official Records.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signatures and seals:

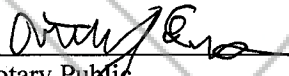


\_\_\_\_\_  
LIANA NICOLE KYPER as successor trustee

STATE OF Florida

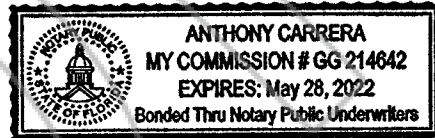
COUNTY OF Hillsborough

The foregoing, Deed of Grant was acknowledged before me this 12<sup>th</sup> day of September, 2019, LIANA NICOLE KYPER as successor trustee of the Macy V. Eidenire Living Trust.



\_\_\_\_\_  
Notary Public

My Commission Expires: 05/28/2022



**EXHIBIT A**

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

AN UNDIVIDED 1/51ST INTEREST IN AND TO THAT CERTAIN CONDOMINIUM AS FOLLOWS:

(A) AN UNDIVIDED L/106TH INTEREST AS TENANTS-IN-COMMON, IN AND TO LOT 37 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA. EXCEPT THEREFROM UNITS 039 THROUGH 080 (INCLUSIVE) AND UNITS 141 THROUGH 204 (INCLUSIVE) AS SHOWN AND DEFINED ON THAT CERTAIN, CONDOMINIUM PLAN RECORDED AS DOCUMENT NO. 182057, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

(B) UNIT NO. 174 AS SHOWN AND DEFINED ON SAID LAST CONDOMINIUM PLAN.

PARCEL TWO

(A) A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES AS GRANTED TO HARICH TAHOE DEVELOPMENTS IN DEED RE-RECORDED DECEMBER 8, 1981, AS DOCUMENT NO. 63026, BEING OVER A PORTION OF PARCEL 26-A (DESCRIBED IN DOCUMENT NO. 01112-, RECORDED JUNE 17, 1976) IN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST M. D. B. & M.; AND

(B) AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, 32' WIDE, THE CENTERLINE OF WHICH IS SHOWN AND DESCRIBED ON THE SEVENTH AMENDED MAP OF TAHOE VILLAGE NO. 3, RECORDED APRIL 9, 1986, AS DOCUMENT NO. 133178 OF OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL THREE

A NON-EXCLUSIVE RIGHT TO USE- THE REAL PROPERTY KNOWN AS "COMMON AREA" AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008 OF THE DOUGLAS, COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY, NEVADA, WITHIN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, M. D. B. & M. FOR ALL THOSE PURPOSES PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED JANUARY 11, 1973, AS DOCUMENT NO. 63681, IN BOOK 173 PAGE 229 OF OFFICIAL RECORDS AND IN MODIFICATIONS THEREOF: (1) RECORDED SEPTEMBER 28, 1973, AS DOCUMENT NO. 69063 IN BOOK 973 PAGE 812 OF OFFICIAL RECORDS; (2) RECORDED JULY 2,

1976, AS DOCUMENT NO 1472 IN BOOK 776 PAGE 87 OF OFFICIAL RECORDS; AND  
(3) RECORDED JULY 26, 1989, AS DOCUMENT NO . 207446, IN BOOK 789, PAGE 3011.

PARCEL FOUR

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND RECREATIONAL PURPOSES AND FOR THE USE AND ENJOYMENT AND INCIDENTAL PURPOSES OVER, ON AND THROUGH LOTS 29, 30, 35, 39, 40 , AND 41 AS SHOWN ON TAHOE VILLAGE UNIT NO . 3 - 10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO . 235008 OF THE DOUGLAS COUNTY RECORDER 'S OFFICE, DOUGLAS COUNTY, NEVADA, WITHIN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST M. D. B. & M. FOR ALL THOSE PURPOSES PROVIDED FOR IN THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 96758 AND AS AMENDED FROM TIME TO TIME OF OF OFFICIAL RECORDED OF DOUGLAS COUNTY, STATE OF NEVADA

PARCEL FIVE

THE EXCLUSIVE RIGHT TO USE ANY UNIT OF THE SAME UNIT TYPE AS DESCRIBED IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE FIVE RECORDED AUGUST 18, 1988, AS DOCUMENT NO. 184461 OF OFFICIAL RECORDS OF DOUGLAS THE DOUGLAS COUNTY, IN WHICH AN INTEREST IS HEREBY CONVEYED IN SUBPARAGRAPH (B) OF PARCEL ONE, AND THE NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY REFERRED TO IN SUBPARAGRAPH (A) OF PARCEL ONE AND PARCELS TWO, THREE AND FOUR ABOVE FOR ALL OF THE PURPOSES PROVIDED FOR IN THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE RIDGE TAHOE, RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 96758 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, DURING ONE USE WEEK WITHIN THE PRIME SEASON, AS SAID QUOTED TERM IS DEFINED IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE FIVE.

THE ABOVE DESCRIBED EXCLUSIVE RIGHT MAY BE APPLIED TO ANY AVAILABLE UNIT OF THE SAME UNIT TYPE ON LOT 37 DURING SAID USE WEEK WITHIN SAID "USE SEASON".

A PORTION OF APN 42-286-16

# State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Trust Ok ~ A.B. 9/25/19	

1. Assessor Parcel Number(s)  
 a) 1319-30-720-001 \_\_\_\_\_  
 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

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transfer title from trust with certificate of trust  
**\*WITHOUT CONSIDERATION**

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 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: Liana Nicole Kyper as Successor Trustee  
 Address: 400 Ridge Club Dr Unit 174 of the Macys Eidenre Trust  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Liana Nicole Kyper  
 Address: 400 Ridge Club Dr Unit 174  
 City: Las Stateline  
 State: NV Zip: 89449

**COMPANY REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Brightline/Albertelli LAW Escrow # \_\_\_\_\_  
 Address: 5404 Cypress Center Dr #150  
 City: Tampa State: FL Zip: 33609