

TAX PARCEL #:  
1319-30-644-027  
FILED FOR RECORD AT REQUEST OF:  
Cheryl S. Aberin  
WHEN RECORDED RETURN TO:  
Cheryl S. Aberin  
1221 Donald Drive Rodeo, CA 94572



KAREN ELLISON, RECORDER E03

THIS SPACE PROVIDED FOR RECORDER'S USE

**Warranty Deed**

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Cheryl Ordunez, not married, of 1221 Donald Drive Rodeo CA, 94572, (the "Grantor"), conveys, with general warranty covenants, unto Cheryl S. Aberin, married, of 1221 Donald Drive Rodeo, CA 92572, (the "Grantee") as the sole tenant, the following described real estate (the "Premises"), situated in the County of Douglas County, Nevada, together with all after acquired title of the Grantor in the Premises:

Described in Exhibit 'A'

Being all or part of the same property described in the County Register's Deed Book 390, Page 3076.

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 claim the same or any part of the Premises.

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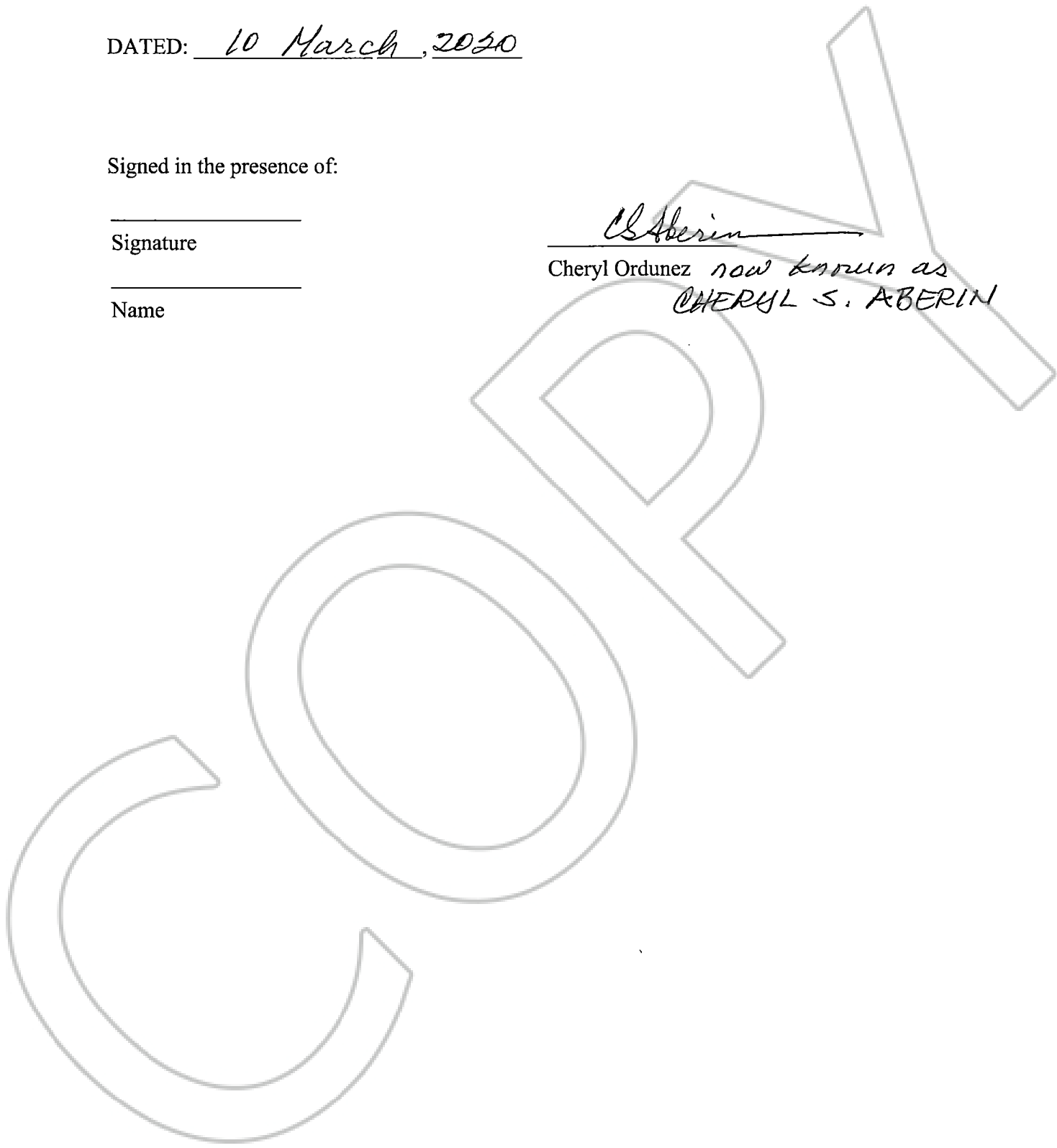
DATED: 10 March, 2020

Signed in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

*CS Aberin*  
Cheryl Ordunez now known as  
*CHERYL S. ABERIN*



**Grantor Acknowledgement**

STATE OF NEVADA

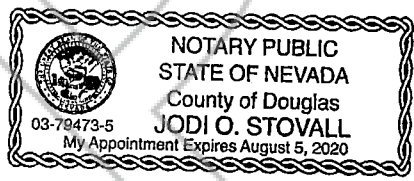
COUNTY OF DOUGLAS

*Now known as CHERYL S. ABERIN*

On this day personally appeared before me Cheryl Ordunez, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Warranty Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10<sup>th</sup> day of MARCH, 2020.

Jodi O. Stovall  
Notary Public in and for the State of Nevada



County of DOUGLAS

Residing at 1616 8th St. Minden, NV 89423

My Commission Expires 8-5-2020

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/102nd interest in and to that certain condominium as follows:

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, 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, Nevada.
- (B) Unit No. 062 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

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, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (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, - 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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of 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 ALTERNATE use week within the Even numbered years of the Prime SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Portion of Parcel No. 42-283-08

REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'90 MAR 26 P1:44

SUZANNE CLAUDREAU  
RECORDER  
\$6<sup>00</sup> PAIG KA' DEPUTY 222535  
BOOK 290 PAGE 2000

STATE OF NEVADA  
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY  
Document/Instrument#: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

1. Assessor Parcel Number (s)  
(a) 1319-30-644-027  
(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

3. Total Value/Sales Price of Property: \$ 11,625.00  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090, Section: #3  
b. Explain Reason for Exemption: change name on title only to married name

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 *C. Aberin* Capacity Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
Print Name: CHERYL ORDUNEZ  
Address: 1221 Donald Drive  
City: RODEO  
State: CA Zip: 94572

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: CHERYL S. ABERIN  
Address: 1221 DONALD DRIVE  
City: RODEO  
State: CA Zip: 94572

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_