QM RESORTS

2020-943439

03/12/2020 02:30 PM

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APN: 1319-30-542-001

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KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO: Steven Hartwell 4953 99<sup>th</sup> St. N. St. Petersburg, FL 33708

MAIL TAX STATEMENTS TO: The Ridge Sierra P.O. Box 859 Sparks, NV 89432

## **QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: That,

MARK LAZAR, as an unmarried man, for valuable consideration, the receipt of which is hereby acknowledged, do hereby QUITCLAIM TO:

STEVEN HARTWELL, a single man with right of survivorship

all that real property more particularly described on EXHIBIT "A" attached hereto and by this reference, made a part hereof.

Use Week: 15 Use Season: Prime

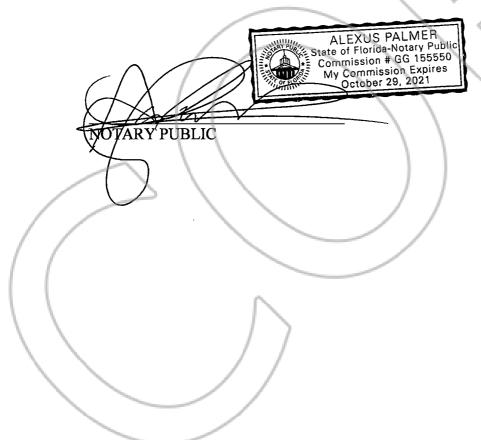
TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS our hand this 23 day of NoV, 2019

MARK LAZAR

STATE OF Florida ) ss:

This instrument was acknowledged before me on  $\frac{1000}{23^{\circ}}$ , 2019, by  $\frac{1}{23^{\circ}}$ , 2019,



**EXHIBIT "A"** (Sierra 02) 02-011-21-02

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 1/6<sup>th</sup> interest as tenants in common, in and to the Common Area of LOT 4 of Tahoe Village Unit No. 1, as shown on the map recorded December 27<sup>th</sup>, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said in 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. <u>B1</u> as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.
- PARCEL 2: A non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and said as 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 Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No 183661, and as Amended by that certain Addendum recorded as Document No. 184444, 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 Sierra project during said "USE WEEK" in the above referenced "use season' as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-542-001

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)	( )
a) 1319-30-542-001 b)	\ \
c) d)	\ \
<u> </u>	\ \
2. Type of Property:  a) Vacant Land  b) Single Fam Res. Notes:	TIONAL USE ONLY
c) Condo/Twnhse d) 2-4 Plex	
e) Apt. Bldg. f) Comm'l/Ind'l g) Agricultural h) Mobile Home	
i) Other	
3. Total Value/Sales Price of Property: \$500.	
Deed in Lieu of Foreclosure Only (value of property)  \$ 5555  \$ 5555	\
Real Property Transfer Tax Due: \$560.7	<del>- </del>
4. <u>If Exemption Claimed:</u> a. Transfer Tax Exemption, per NRS 375.090, Section:	/
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred:	
The undersigned declares and acknowledges, under penalty of perjury, pursuant to Nand NRS 375.110, that the information provided is correct to the best of their information 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 of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1%	tion and rmation determination
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severa	lly liable for any
additional amount owed.	ny nabio for any
Signature Capacity A Signature Capacity	gent
Signature Capacity Capacity	J
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INF	ORMATION
(REQUIRED) (REQUIRED)	
Print Name: Mark Lazar Print Name: Steven H Address: 5279 ISG KEN BNJ. S. Address: 4953 99th	
City: St. Peters Burg City: St. Peters	
State: Zip: 38 to8 State: FL Zip: 3	33408
337\5 COMPANY/PERSON REQUESTING RECORDING	
(REQUIRED IF NOT THE SELLER OR BUYER)	
Print Name: QM PESORTS Escrow# NIA Address: 515 NICHOLS BIVA	<del></del>
	89431

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)