DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

2020-944214 04/01/2020 12:01 PM

MITCHELL REED SUSSMAN & ASSOCIATES

KAREN ELLISON, RECORDER

APN# 42-286-12

WHEN RECORDED, MAIL TAX STATEMENTS TO:

> The Ridge Tahoe Property Owners' Assoc. PO Box 5790 Stateline, NV 89449

### **RETURN ORIGINAL TO:**

accordance with said Declarations.

Jeffrey S. Corcoran c/o Law Offices of Mitchell Reed Sussman 1602 Willow Leaf Dr. Hemet, CA 92545

#### **QUIT CLAIM DEED**

This Deed, created this 6th day of	March	, 2020	between	Robert Bruce Waugh and
Jennifer R. Artrip A.K.A. Jennifer R. Waugh			//	as "Grantor",
whose address is 16922 62nd PL SE, Snohomi	ish, WA 9829	0		
, for a	nd in consider	ation of \$500	.00 hereby ackr	owledged as received, does
hereby conveys, transfers, relinquishes, and so	urrenders to T	he Ridge Tah	oe Property Ow	ners' Association, a
Nevada nonprofit corporation	as "Gran	tee", whose a	ddress is POB	ox 5790, Stateline, NV
89449				the real property in the
An undivided 1/51 interest as tenants in comme (A) An undivided 1/106 interest in and to Lot recorded December 31, 1991 as Document Not Records of Douglas County, State of Nevada, through 204 (inclusive) as shown on that certa 182057; and (B) Unit Number 170 as shown appurtenant thereto and such easements described to 2006758, as amended, and in the Declaration of 1988, as Document Number 184461, as amen Ridge Tahoe recorded February 24, 1992 as I exclusive right to use said interest in Lot 37 of	37 as shown aumber 268097 excepting the ain Condomin and defined or ribed in the Form Ridge Tah of Annexation ded, and as de Document Nur	on Tahoe Vil y, rerecorded crefrom Unit of ium Plan Recorded is said Condon burth Amendo oe recorded I of The Ridge escribed in the nber 271619,	lage Unit Numbas Document No 039 through 080 corded July 14, minium Plan; to ed and Restated February 14, 190 Tahoe Phase F e Recitation of I and subject to s	per 3-13th Amended Map, cumber 269053, Official 0 (inclusive) and Units 141 1988, as Document Number gether with those easements Declaration of Time Share 34, as Document Number ive recorded August 18, Easements Affecting the said Declarations; with the

Together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

Subject to any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements, and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions, and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document Number 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

To have and to hold all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

This being the same property conveyed to Grantor herein by Harich Tahoe Developments in Deed dated July 25, 1995 and recorded August 4, 1995 in the Official Records of Douglas County, Nevada in Book 895, Pages 608-609, Document Number 367597.

IN WITNESS WHEREOF, Granto	r has	caused	its	name	to 1	be	affixed	hereto	and	this	instrument	to	be
executed by its general partner thereunto duly	/auth	orized.									$\Lambda$		

Dated as of	March	10	, 2020

"G ANTOR"

Robert Bruce Waugh
Robert Bruce Waugh

Jennifer R Artrip

Name:

STATE OF NEVADA TENNESSEE

COUNTY OF William Son

This instrument was acknowledged before me on March 10, 2020 (date) by

Robert Bruce Waugh and Jennifer R. Artrip

(name(s) of person(s)).

Notary Public Harris

Printed Name: Allison CHarris

My Commission Expires:

1-4-2021

DO NOT STAMP OVER TEXT INK STAMP REQUIRED

## TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Williamson

On this 10th day of 10th, 2020, before me personally appeared Report Wards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary's Signature

My Commission Expires: 1-4-2021

allison C Derris

(Seal)



# **WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT** (RCW 42.44.100)

State of Washington
County of Shohomish
County of Shanomisk
I certify that I know or have satisfactory evidence that Jennifer Actrip
Name of Signer
is the person who appeared before me, and said
person acknowledged that he/she signed this
instrument and acknowledged it to be his/her
free and voluntary act for the uses and purposes mentioned in the instrument.
mentioned in the institution.
RUSSELL C MAYNARD
Notary Public State of Washington  Dated: 5/16/2020
My Appointment Expires Jun 3, 2020  Month/Day/Year
Signature of Notarizing Officer
Notan Public
Title (Such as "Notary Public")
Place Notary Seal and/or Stamp Above My appointment expires: 6/3/7070
Place Notary Sear and/or Stamp Above Wy appointment expires. 3/3/0000
OPTIONAL
OF HOIVAL.
Though this section is optional, completing this information can deter alteration of the document
or fraudulent reattachment of this form to an unintended document.
Description of Attached Document
Title or Type of Document: Deklar tion of Value
Document Date: 3/16/2020 Number of Pages: 2
Signer(s) Other Than Named Above;
© 2013 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5906

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	
a. <u>42-286-12</u>	( )
b	\ \
c	\ \
d.	/
2. Type of Property:	\ \
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
✓ Other Timeshare	110000
3.a. Total Value/Sales Price of Property	\$ 500.00
b. Deed in Lieu of Foreclosure Only (value of proper	
c. Transfer Tax Value:	
	\$ 500.00
d. Real Property Transfer Tax Due	\$ 1.95
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Sec	luion
· · · · · · · · · · · · · · · · ·	non
b. Explain Reason for Exemption:	<del>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</del>
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under pe	
and NRS 375.110, that the information provided is co	
and can be supported by documentation if called upon	5 5 5 5 T
Furthermore, the parties agree that disallowance of any	
additional tax due, may result in a penalty of 10% of the	
to NRS 375.030, the Buyer and Seller shall be jointly a	and severally hable for any additional amount owed.
Signature Robert Waugh	Compositry Country (Saller
Signature Kolot Wawyh	Capacity: Grantor / Seller
Simon da Aulto	Canadian Co. 4 (G.H.)
Signature (Myly)	Capacity: Grantor / Seller
CELLED (CDANTOD) INCODMATION	DUVED (CD ANTEE) INFORMATION
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)  The Ridge Tahoe Property Owners'
Print Name: Robert Waugh and Jennifer Artrip	Print Name. Association
Address: 16922 62nd Place SE	Address: PO Box 5790
City: Snohomish	City: Stateline
State: Washington Zip: 98290	State: Nevada Zip: 89449
\	
COMPANY/PERSON REQUESTING RECORDIN	
Print Name: c/o Law Offices of Mitchell Reed Sussman	Escrow #
Address: 1602 Willow Leaf Drive	<b>7</b> ,
City: Hemet	State: California Zip: 92545