DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

2020-945093 04/23/2020 11:30 AM

UDEED, LLC

KAREN ELLISON, RECORDER

E07

APN: <u>1319-30-722--012</u>

R.P.T.T.: \$0.00 Exempt: (7)

Recording Requested By:

uDeed, LLC 9041 South Pecos Road, Suite 3900 Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 92643B 9041 South Pecos Road, Suite 3900 Henderson, NV 89074

Send Subsequent Tax Bills To:

Ridge Tahoe Property Owners Association % Resorts West P.O. Box 5790 Stateline, NV 89449

OUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, Linda M. Dunn, Surviving Trustee of the Dunn 1997 Living Trust dated February 12, 1997, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Linda M. Dunn, Trustee of the Dunn Survivor's Trust Created Pursuant to the terms of The Dunn 1997 Living Trust dated February 12. 1997, whose address is 60661 White Sage Drive, La Quinta, California 92253,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 400 Ridge Club Drive, Stateline, Nevada 89449

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

Per NRS 111.312 - The Legal Description appeared previously in Trust Transfer Deed, recorded on **June 10, 1998**, as Document No. **0441673** in Douglas County Records, Douglas County, Nevada.

WITNESS my/our hands, this 15 day of April , 2020.
Dunn 1997 Living Trust dated February 12, 1997
Linda M. Dunn, Surviving Trustee
STATE OF <u>California</u>
county of Riverside ss
This instrument was acknowledged before me, this 15 day of April , 20 00, by Linda M. Dunn, Surviving Trustee.
NOTARY STAMP/SEAL
Notary Public MICHAEL TORRES Notary Public - California
Title and Rank Riverside County Commission # 2295040 Riverside County Commission # 2295040 My Comm. Expires Jun 25, 2023
My Commission Expires: Jun 25, 2023

EXHIBIT "A" LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, TO WIT:

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) AN UNDIVIDED 1/20TH INTEREST, AS TENANTS-IN-COMMON, IN AND TO LOT 32 OF TAHOE VILLAGE UNIT NO. 3, FIFTY-AMENDED MAP, RECORDED OCTOBER 29, 1981, AS DOCUMENT NO. 61612 AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 23, 1981, AS DOCUMENT NO. 62661, ALL OF OFFICIAL RECORDS DOUGLAS COUNTY, STATE OF NEVADA. EXCEPT THEREFROM UNITS 101 TO 120 AMENDED MAP AND AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.
- (B) UNIT NO. 111 AS SHOWN AND DEFINED ON SAID LAST MENTIONED MAP AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.

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 MODIFICATION THEREOF RECORDED SEPTEMBER 28, 1973, AS DOCUMENT 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 USE AND ENJOYMENT AND INCIDENTAL PURPOSES OVER, ON AND THROUGH LOTS 29, 39, 40 AND 41 AS SHOWN ON SAID TAHOE VILLAGE UNIT NO. 3, FIFTH-AMENDED MAP AND AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.

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, M.D.M., - AND

EXHIBIT "A" LEGAL DESCRIPTION (continuing)

(B) AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, 32' WIDE, IN THE CENTERLINE OF WHICH IS SHOWN AND DESCRIBED ON THE FIFTY-AMENDED MAP OF TAHOE VILLAGE NO. 3, RECORDED OCTOBER 29, 1981, AS DOCUMENT NO. 61612, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 23, 1981, AS DOCUMENT NO. 61612, OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FIVE:

THE EXCLUSIVE RIGHT TO USE SAID UNIT 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 DURING ONE "USE WEEK" WITHIN THE SPRING/FALL "USE SEASON", AS SAID QUOTED TERMS ARE DEFINED IN THE DECLARATION OF RESTRICTIONS, RECORDED SEPTEMBER 17, 1982 AS DOCUMENT NO. 71000 OF SAID OFFICIAL RECORDS.

THE ABOVE DESCRIBED EXCLUSIVE AND NON-EXCLUSIVE RIGHTS MAY BE APPLIED TO ANY AVAILABLE UNIT IN THE PROJECT, DURING SAID USE WEEK WITHIN SAID SEASON.

NOTE: FOR USE WITH FIRST PHASE DEEDS AND DEEDS OF TRUST ON LOT 32.



DECLARATION OF VALUE FORM FOR RECORDER'S OPTIONAL USE ONLY Document/Instrument #: Page: __ Book: 1. Assessor Parcel Number(s) Date of Recording: a) 1319-30-722--012 Notes: 4/23/20 Trust Ok~A.B. 2. Type of Property: a) ___ Vacant Land b) ___ Single Fam. Res. c) ___ Condo/Townhouse d) ___ 2-4 Plex e) ___ Apt. Bldg. f) ___ Comm'l/Ind'l g) ___ Agricultural h) Mobile Home XX Other: TIMESHARE 3. a. Total Value /Sales Price of Property: 0.00 b. Deed in Lieu of Foreclosure Only (value of property) 0.00)c. Transfer Tax Value: 0.00 d. Real Property Transfer Tax Due: 0.004. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section 7 b. Explain Reason for Exemption: Transfer without consideration to and from a trust 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 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. Capacity: Grantor Signature: Signature: Capacity: **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) The Dunn 1997 Living Trust Print Name: Print Name: The Dunn Survivor's Trust Address: 60661 White Sage Drive Address: 60661 White Sage Drive City: La Quinta City: La Quinta State: California Zip: **92253** State: California Zip: 92253 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: uDeed, LLC - 92643B Escrow #: _____ 9041 South Pecos Road, 3900 Address: City, State, Zip: Henderson, NV 89074

STATE OF NEVADA

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)