

DOUGLAS COUNTY, NV

2020-949726

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

07/27/2020 08:18 AM

GODEEDS

KAREN ELLISON, RECORDER

E07

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 538058452-62712465

MAIL TAX STATEMENTS TO:

DAVID SHAWN DYE AND JOY MICHELE DYE

3506 Lees Avenue

Long Beach, CA 90808

Tax ID No.: PORTION OF 1319-30-645-003

QUIT CLAIM DEED

THIS DEED made and entered into on this 17th day of July, 20 20, by and between **DAVID S. DYE AND JOY M. DYE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 3506 Lees Avenue, Long Beach, CA 90808, hereinafter referred to as Grantor(s) and **DAVID SHAWN DYE AND JOY MICHELE DYE, AS TRUSTEES OF THE DAVID SHAWN DYE AND JOY MICHELE DYE LIVING TRUST, DATED June 11, 2020**, a mailing address of 3506 Lees Avenue, Long Beach, CA 90808, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 400 Ridge Club Drive, Stateline, NV 89449

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Book 0196 Page 3583, Recorded: 01/23/1996

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: PORTION OF 1319-30-645-003

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

David S. Dye
David S. Dye

Joy M. Dye
Joy M. Dye

STATE OF _____
COUNTY OF _____

On _____, before me, the undersigned, a notary public in and for said State personally appeared David S. Dye and Joy M. Dye personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

- See Attached
NOTARY PUBLIC SIGNATURE

Printed Name of Notary Public

My commission expires: _____

RE: Quit Claim Deed

Tax ID No.: Portion of 1314-30-645-003,

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

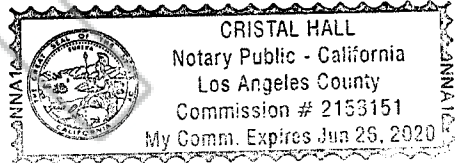
On JULY 17, 2020 before me, CRISTAL HALL, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DAVID S. DYE & JOY M. DYE
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



"The Notary Commission extended Pursuant to Executive Order N-63-20,11"

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY LOCATED AND SITUATED IN DOUGLAS COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN UNDIVIDED 1/102ND INTEREST AS TENANTS IN COMMON IN AND TO THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS AS FOLLOWS: (A) AN UNDIVIDED 1/48TH INTEREST IN AND TO LOT 42 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3 - 14TH AMENDED MAP, RECORDED APRIL 1, 1994, AS DOCUMENT NO. 333985, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, EXCEPTING THEREFROM UNITS 255 THROUGH 302 (INCLUSIVE) AS SHOWN ON SAID MAP; AND (B) UNIT NO. 267 AS SHOWN AND DEFINED ON SAID MAP; TOGETHER WITH THOSE EASEMENTS APPURTENANT THERETO AND SUCH EASEMENTS DESCRIBED IN THE FOURTH AMENDED AND RESTATED DECLARATION OF TIME SHARE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGE TAHOE RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 096758, AS AMENDED, AND IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE SEVEN RECORDED APRIL 26, 1995, AS DOCUMENT NO. 360927, AS AMENDED BY AMENDED AND RESTATED DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE SEVEN, RECORDED MAY 4, 1995, AS DOCUMENT NO. 361461, AND AS FURTHER AMENDED BY THE SECOND AMENDMENT TO DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE SEVEN RECORDED ON OCTOBER 17, 1995 AS DOCUMENT NO. 372905, AND AS DESCRIBED IN THE FIRST AMENDED RECITATION OF EASEMENTS AFFECTING THE RIDGE TAHOE RECORDED JUNE 9, 1995, AS DOCUMENT NO. 363815, AND SUBJECT TO SAID DECLARATIONS; WITH THE EXCLUSIVE RIGHT TO USE SAID INTEREST, IN LOT 42 ONLY, FOR ONE WEEK EVERY OTHER YEAR IN EVEN NUMBERED YEARS IN ACCORDANCE WITH SAID DECLARATIONS.

TOGETHER WITH A 13-FOOT WIDE EASEMENT LOCATED WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, MDB&M, DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS EASEMENT SAID POINT BEARS S. 43 DEGREES 19' 06" E., 472.67 FEET FROM CONTROL POINT "C" AS SHOWN ON THE TAHOE VILLAGE UNIT NO. 3 - 13TH AMENDED MAP, DOCUMENT NO. 269053 OF THE DOUGLAS COUNTY RECORDER'S OFFICE;

THENCE S. 52 DEGREES 20' 29" E., 24.92 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 36 AS SHOWN ON SAID 13TH AMENDED MAP;

THENCE S. 14 DEGREES 00' 00" W. ALONG SAID NORTHERLY LINE, 14.19 FEET;

THENCE N. 52 DEGREES 20' 29" W., 30.59 FEET;

THENCE N. 37 DEGREES 33' 12" E., 13.00 FEET TO THE POINT OF BEGINNING.

APN: PORTION OF 1319-30-645-003

PROPERTY COMMONLY KNOWN AS: 400 RIDGE CLUB DRIVE, STATELINE, NV 89449

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a. 1319-30-645-003
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
 Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: 7/27/20 Trust Ok ~A.B.

- 3.a. Total Value/Sales Price of Property \$ _____
b. Deed in Lieu of Foreclosure Only (value of property (_____))
c. Transfer Tax Value: \$ _____
d. 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 INTO A TRUST FOR NO 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 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.

Signature D & Jc Capacity: Grantor

Signature Joy M Dye Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: DAVID S. DYE AND JOY M. DYE
Address: 3506 Lees Avenue
City: Long Beach
State: CA Zip: 90808

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: THE DAVID SHAWN DYE AND JOY MICHELE DYE LIVING TRUST
Address: 3506 Lees Avenue
City: Long Beach
State: CA Zip: 90808

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: GOdeeds, Inc.
Address: 8940 Main Street
City: Clarence

Escrow # _____
State: NY Zip: 14031

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED