



KAREN ELLISON, RECORDER

TAX PARCEL #:

APN 1319-30-722-019

FILED FOR RECORD AT REQUEST OF:

Robert E. McCallum, III

WHEN RECORDED RETURN TO:

11055 Pinehigh Drive
Alpharetta, GA 30022

THIS SPACE PROVIDED FOR RECORDER'S USE

Warranty Deed

For and in consideration of \$1,074.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James Atkinson, married, of 5045 Cecilia Square, Cumming, Ga. 30040, (the "Grantor"), conveys, with general warranty covenants, unto Robert E. McCallum III, of 11055 Pinehigh Drive Alpharetta, Ga. 30022 and Melody W. McCallum, of 11055 Pinehigh Dr. Alpharetta, Ga. 30022, a married couple, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

see Exhibit A.

Being all or part of the same property described in the County Register's Deed Book 0710, Page 1560.

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.

DATED: September 23rd, 2020

Signed in the presence of:



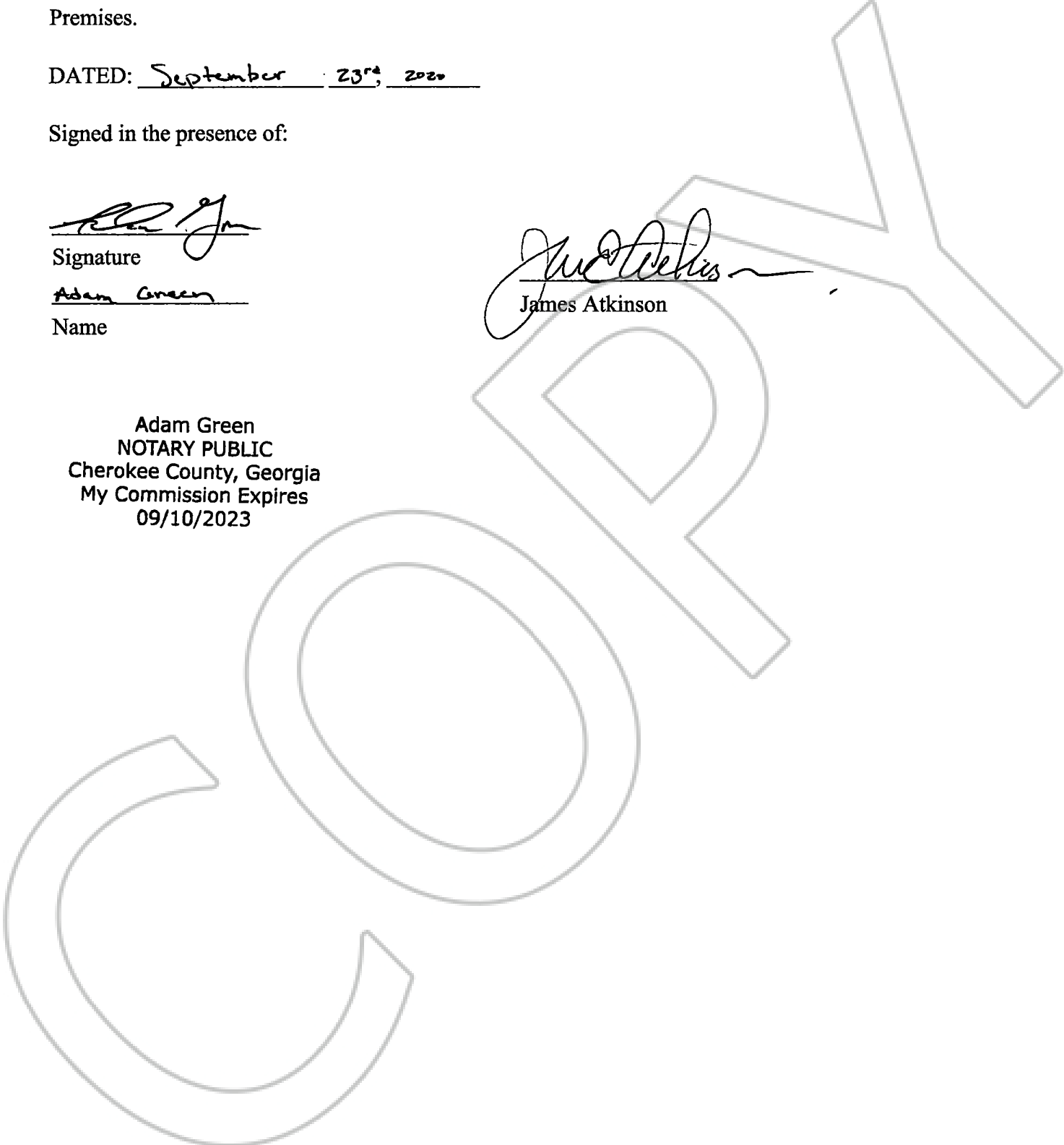
Signature

Adam Green

Name


James Atkinson

Adam Green
NOTARY PUBLIC
Cherokee County, Georgia
My Commission Expires
09/10/2023



Spousal Acknowledgement

I, Beverly Atkinson of 5045 Cecilia Square, Cumming, Ga. 30040, spouse of James Atkinson, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature Beverly Atkinson

STATE OF GEORGIA

COUNTY OF Forsyth

This instrument was acknowledged before me, Adam Green, this 23 day of September, 2020, by Beverly Atkinson.

[Signature]
Notary Public for the State of Georgia

Seal:

Adam Green
NOTARY PUBLIC
Cherokee County, Georgia
My Commission Expires
09/10/2023

Grantor Acknowledgement

STATE OF GEORGIA

COUNTY OF Forsyth

This instrument was acknowledged before me, Adam Green, this 23rd day of September, 2020, by James Atkinson.


Notary Public for the State of Georgia

Seal:

Adam Green
NOTARY PUBLIC
Cherokee County, Georgia
My Commission Expires
09/10/2023



Send Subsequent Tax Bills to: <u>HICV P.O. Box 791362</u> , <u>Baltimore, Md. 21279-1362</u>	Drafted By: _____ _____
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COPY

EXHIBIT "A"

(32)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 32 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 101 through 120 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. 118 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32 or 33 only, for one week each year in the Summer "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-722-019

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) APN 1319-30-722-019
 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 timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 1074.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 1074.00
 Real Property Transfer Tax Due \$ 5.85

4. If Exemption Claimed:

- 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 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 James Atkinson Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James Atkinson
 Address: 5045 Cecilia Sq.
 City: Cumming
 State: Ga. Zip: 30040

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert E. McCallum III
 Address: 11055 Pinehigh Dr.
 City: Alpharetta
 State: Ga. Zip: 30022

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____