

DOUGLAS COUNTY, NV

2020-953810

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=5

10/02/2020 01:55 PM

TIMELY ACQUISITIONS LLC

KAREN ELLISON, RECORDER

APN: a portion of 42-140-13

R.P.T.T.: \$1.95

Exempt: N/A

Recording Requested By:

Steven J. Smith
1917 S. Dryden Lane
West Covina, CA 91792

After Recording Mail To:

Timely Acquisitions LLC
18005 Saddlehorn Lane
Mansfield, TX 76063

Send Subsequent Tax Bills To:

Ridge Tahoe P.O.A.
P.O. Box 5790
Stateline, NV 89449

Sales Price:\$101.00

DEED OF CONVEYANCE

The Ridge Tahoe
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Steven J. Smith, an unmarried man, sole surviving tenant, as Virginia Soledad Grudzinski f/k/a Virginia S. Smith tenancy passed to Steven J. Smith at time of her death on Januray 19, 2019 see affidavit recorded on October 2, 2020 as Instrument #2020-953798**, whose address is 1917 S. Dryden Lane, West Covina, CA 91792, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Linda Cerulli, a married woman as her sole and separate property**, whose address is 1822 Woodrail Dr., Millersville, MD 21108, hereinafter called "Grantee",

The following described real property situated in the County of **Douglas**, State of **Nevada**:

The Ridge Tahoe, Week #34-031-04-01, Prime Season – Annual

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

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain and Sale Deed**, recorded on **October 14, 1987**, as Document No. **1987-164319**, as Book No. **1087** Page No. **1722** in Douglas County Records, Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

To Have and Hold all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 3.8.19 before me, Tracey Robinson, Notary Public
(Here insert name and title of the officer)

personally appeared Steven Joseph Smith,
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.

Tracey Robesp
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Deed of Conveyance
(Title or description of attached document)

Week# 34-031-04-01
(Title or description of attached document continued)

Number of Pages 4 Document Date Not Dated

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

EXHIBIT "A"
THE RIDGE TAHOE
LEGAL DESCRIPTION

A Timeshare Estate comprised of:

Parcel One:

An undivided **1/51st** interest in and to that certain condominium as follows:

- (A) An undivided **1/38th** interest as tenants-in-common in and to **Lot 34 of Tahoe Village Unit No. 3** as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038, as shown and defined on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. **031** as shown and defined on said Condominium Plan.

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 the modifications thereof recorded September 28, 1973, as Document No. 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on Tahoe Village Unit No. 3 – Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

Parcel Four:

1. 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; and
2. An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

Parcel Five:

An exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Three establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada, during **ONE** use week within the "**PRIME Season**" as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four of The Ridge Tahoe.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "Use Season".

Subject To:

1. Any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, and agreements.
2. Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 42-140-13
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.a. Total Value/Sales Price of Property \$ 101.00
 b. Deed in Lieu of Foreclosure Only (value of property (0))
 c. Transfer Tax Value: \$ 101.00
 d. Real Property Transfer Tax Due \$ 1.95

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 *Reh Challe* Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Steven Smith
 Address: 1917 S Dryden Lane
 City: West Covina
 State: CA Zip: 91792

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Linda Cerulli
 Address: 1822 Woodrail Dr
 City: Millersville
 State: MD Zip: 21108

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

Print Name: Timely Acquisitions Escrow # _____
 Address: 18005 Saddlehorn Lane
 City: Mansfield State: TX Zip: 76063