

DOUGLAS COUNTY, NV

2020-955546

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

11/02/2020 08:46 AM

TIMELY ACQUISITIONS LLC

KAREN ELLISON, RECORDER

APN: a portion of 42-282-06

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

Exempt: N/A

Recording Requested By:

Henry J. and Rosemary Fekkes
4 Chalford Place, Pinehurst, NC 28374

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:\$500.00

DEED OF CONVEYANCE

The Ridge Tahoe
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Henry J. Fekkes and Rosemary Fekkes, husband and wife**, whose address is 4 Chalford Place, Pinehurst, NC 28374, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Kalen Booth, a single man**, whose address is 148 1/2 3rd St #2, Baraboo, WI 53913, hereinafter called "Grantee",

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

The Ridge Tahoe, Week #37-052-43-01, Swing Season – Every Year

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

Per NRS 111.312 – The Legal Description appeared previously in Quit Claim Deed recorded October 1, 2004 in Deed Book 1004, Page 00816 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.

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 **1/106th** interest as tenants-in-common in and to **Lot 37 of Tahoe Village Unit No. 3** as shown on the Ninth Amended Map recorded July 14, 1988 as Document No. 182057 of Official Records of Douglas County, State of Nevada. Except therefrom Units 039 to 080 (inclusive) and Units 141 through 204 (inclusive), as shown and defined on that certain Condominium Plan recorded as Document No. 182057 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. **052** 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 Five recorded on August 18, 1988, as Document No. 184461 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 “**SWING Season**” as said quoted term is defined in the Amended Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot **37** 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, Book 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.

WITNESS my/our hands, this 13th day of September, 2019.

Henry J. Fekkes
Henry J. Fekkes

Rosemary Fekkes
Rosemary Fekkes

STATE OF North Carolina
COUNTY OF Flore

This instrument was acknowledged before me, this 13 day of September, 2019,
by **Henry J. Fekkes and Rosemary Fekkes.**

NOTARY STAMP/SEAL

Jeffery Markham
Notary Public
Notary Public
Title and Rank
My Commission Expires: May 1, 2020

Jeffery Markham
Notary Public
Moore County, NC
My commission expires May 1, 2020

I/We, **Henry J. Fekkes and Rosemary Fekkes**, hereby affirm that this document submitted for recording does not contain a social security number.

Henry J. Fekkes
Henry J. Fekkes

Grantor
Title

Rosemary Fekkes
Rosemary Fekkes

Grantor
Title

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a. 42-282-06
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 \$ 500.00
b. Deed in Lieu of Foreclosure Only (value of property (0.00))
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, 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 *Henry Fekkes* Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Henry & Rosemary Fekkes
Address: 4 Chalford Place
City: Pinehurst
State: NC Zip: 28374

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Kalen Book
Address: 148 1/2 3rd St #2
City: Baraboo
State: WI Zip: 53913

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Timely Acquisitions, LLC Escrow # _____
Address: 18005 Saddlehorn Lane
City: Mansfield State: TX Zip: 76063