

A portion of APN: **1319-30-724-030**

Mail tax statements to:

Ridge Tahoe Property Owners Assoc.  
PO Box 5790  
Stateline, NV 89449

Prepared by and return to:

Susie Bell  
Timeshare Closings for Less, Inc.  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Lisa Marks and Joseph Marks who took title as Lisa and Joseph Marks, wife and husband (hereinafter referred to as "Grantor"), whose address is 3508 San Joaquin Plaza, North Beach, CA 92660 do hereby grant unto Mark Dawson and Monica Hajdean-Dawson, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 3504 Ashbourne Circle, San Ramon, CA 94583, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows:

(A) An undivided 1/38<sup>th</sup> interest in and to Lot **34** as shown on Tahoe Village Unit No. 3-13<sup>th</sup> 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 **001 through 038** (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document Number 156903; and

(B) Unit Number **029** as shown and defined on said Condominium Plan; 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 recorded August 21, 1984 as Document Number 097150, and as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Numbers 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document Number 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type conveyed, in Lot **34** only, for one week **each** year in the **Prime** "Season" as defined in and in accordance with said Declarations.

**Parcel Two:** A non-exclusive right to use the real property known as Parcel "A" on the official Map of Tahoe Village Unit Number 3, recorded January 22, 1973, as Document Number 63805, records of said county and state, for all those purposes provided for in the Forth Amended and restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 4, 1984 as Document Number 96758.

**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 Number 3, Fifth Amended Map, recorded October 29, 1981, as Document Number 61612 as corrected by Certificate of Amendment, recorded November 23, 1981, as Document Number 62661 of Official Records of Douglas County for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document Number 96758.

Parcel Four: (A) A non-exclusive easement for roadway and public utility purposes as ranted to Harich Tahoe Developments in a deed re-recorded December 8, 1981, as Document Number 63026, being over a portion of Parcel 26-A (described in Document Number 01112 recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M. D. M. (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth Amended Map of Tahoe Village Number 3, recorded October 29, 1981, as Document Number 61612 and amended by Certificate of Amendment recorded November 23, 1981, as Document Number 62661, of Official Records of Douglas County.

This conveyance is accepted by the Grantee subject to: taxes not yet due and payable for **2021** and then beyond; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

*Lisa Marks*  
Lisa Marks

*Joseph Marks*  
Joseph Marks

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 Florida

COUNTY OF Seminole

On 11/30, 2020 before me Susan Lynn Bell, a notary public in and for said state, personally appeared **Lisa Marks and Joseph Marks**, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in they authorized capacity and that by their signatures on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State or County noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.

*Susan Lynn Bell*  
Notary Signature



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. A portion of **1319-30-724-030**  
 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 *Lisa Marks* Capacity: title agent

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Lisa Marks  
 Address: 3508 San Joaquin Plaza  
 City: North Beach  
 State: CA                      Zip: 92660

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Mark Dawson  
 Address: 3504 Ashbourne Circle  
 City: San Ramon  
 State: CA                      Zip: 94583

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

Print Name: Timeshare Closings for Less                      Escrow # \_\_\_\_\_  
 Address: 1540 International Parkway  
 City: Lake Mary    State: FL                      Zip: 32746