

TAX PARCEL #:

1319-30-722-019

FILED FOR RECORD AT REQUEST OF:

Robert E McCallum III

WHEN RECORDED RETURN TO:

Robert E McCallum III

11055 Pinehigh Dr, Alpharetta, GA 30022, USA

DOUGLAS COUNTY, NV

RPTT:\$5.85 Rec:\$40.00

Total:\$45.85

JAMES ATKINSON

2021-959655

01/08/2021 03:06 PM

Pgs=8



00126175202109596550080087

KAREN ELLISON, RECORDER

### Quitclaim Deed

For and in consideration of \$1,074.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Beverly M Atkinson, married, of 5045 Cecilia Square, Cumming, GA 30040, USA, and James E Atkinson, married, of 5045 Cecilia Square, Cumming, GA 30040, USA, (collectively the "Grantor"), conveys, as well as quitclaim, unto Robert E McCallum III, married, of 11055 Pinehigh Dr, Alpharetta, GA 30022, USA, (the "Grantee") as the sole tenant, 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

\_\_\_\_\_, Page \_\_\_\_\_

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.

DATED: \_\_\_\_\_, \_\_\_\_\_

Signed in the presence of:

*Adam Green*

Signature

Adam Green

Name

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

*Beverly M Atkinson*

Beverly M Atkinson

*James E Atkinson*

James E Atkinson

**Spousal Acknowledgement**

I, James Everett Atkinson of 5045 Cecilia Square , Cumming, GA 30040, USA, spouse of Beverly M Atkinson, in accordance with the above Quitclaim 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: \_\_\_\_\_

STATE OF GEORGIA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by James Everett Atkinson.

\_\_\_\_\_  
Notary Public for the State of Georgia

Seal:

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**Spousal Acknowledgement**

I, Beverly M Atkinson of 5045 Cecilia Square, Cumming, GA 30040, USA, spouse of James E Atkinson, in accordance with the above Quitclaim 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: \_\_\_\_\_

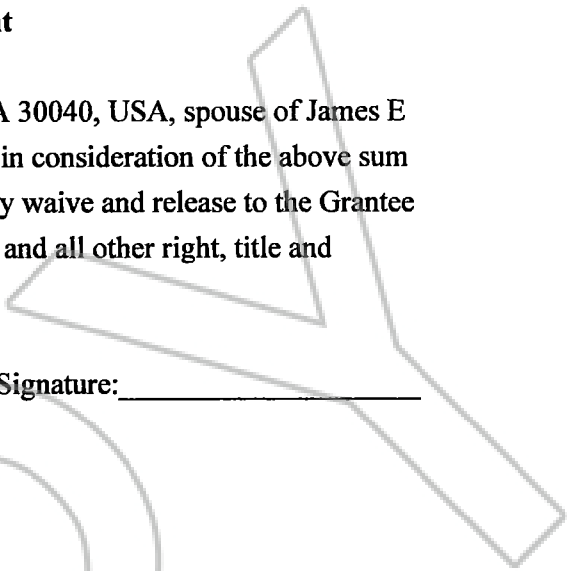
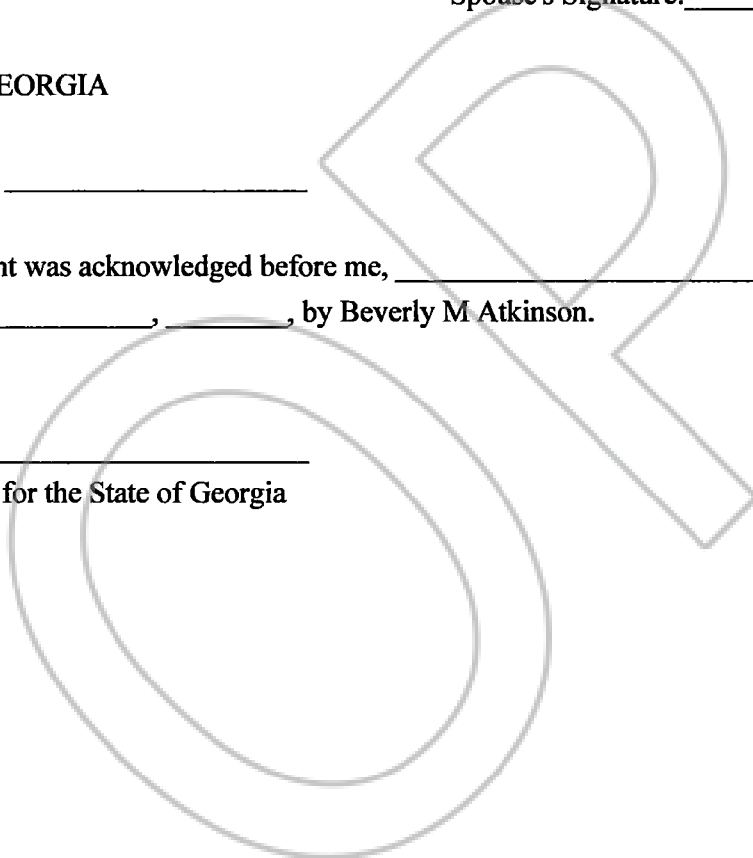
STATE OF GEORGIA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Beverly M Atkinson.

\_\_\_\_\_  
Notary Public for the State of Georgia

Seal:

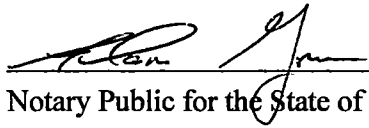


**Grantor Acknowledgement**

STATE OF GEORGIA

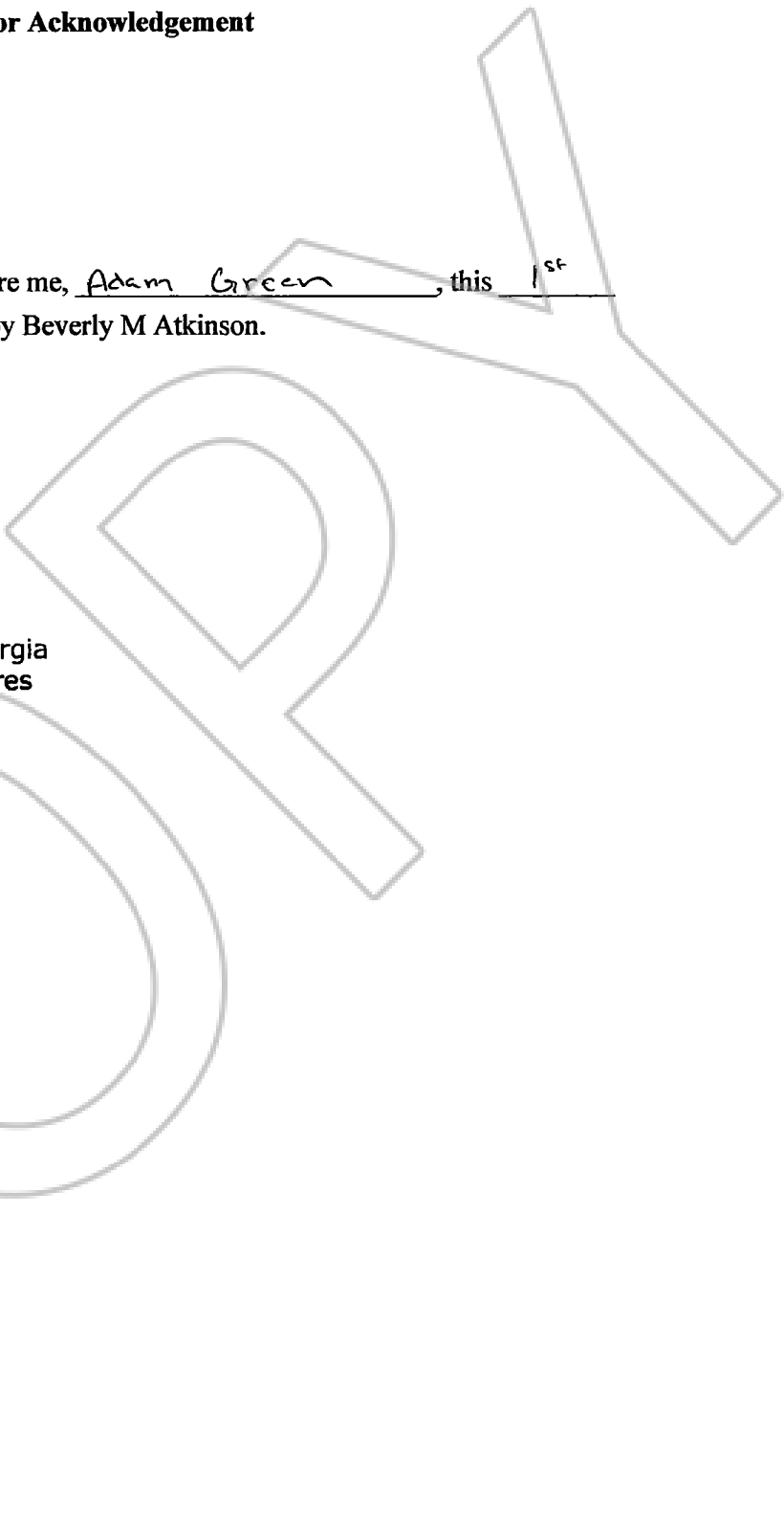
COUNTY OF Forsyth

This instrument was acknowledged before me, Adam Green, this 1<sup>st</sup>  
day of December, 2020, by Beverly M Atkinson.

  
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 12<sup>th</sup>  
day of December, 2020, by James E Atkinson.

Adam Green  
Notary Public for the State of Georgia

Seal:

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



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Send Subsequent Tax Bills to: HICV PO BOX791362, Baltimore, MD, USA
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Drafted By: James Everett Atkinson
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CORP

**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 1/20<sup>th</sup> interest in and to Lot 32 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 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

1. Assessors 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  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
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 E. Atkinson Capacity Grantor  
 Signature Beverly M. Atkinson Capacity GRANTOR

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

Print Name: James E. Beverly Atkinson  
 Address: 5045 Cecilia St  
 City: Cumming  
 State: Ga Zip: 30040

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

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

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_