

DOUGLAS COUNTY, NV

2021-960478

RPTT:\$0.00 Rec:\$40.00

01/22/2021 02:47 PM

\$40.00 Pgs=4

DAVIDEK LAW FIRM, PLLC

KAREN ELLISON, RECORDER

E07

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# A ptn of 1319-30-645-003

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Nevada Quit Claim Deed

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Davidek Law Firm PLLC

RETURN TO: Name Davidek Law Firm PLLC

Address 228 S. Seguin Ave.

City/State/Zip New Braunfels, TX 78130

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Nancy K. Ragle

Address 319 Wauford Way

City/State/Zip New Braunfels, TX 78132

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

Prepared By

Name: Davidek Law Firm, PLLC
Address: 228 S. Seguin Ave.
New Braunfels, Texas, 78130

After Recording Return To

Name: Davidek Law Firm, PLLC
Address: 228 S. Seguin Ave.
New Braunfels, Texas, 78130

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

STATE OF TEXAS

COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Nancy K. Ragle, a widowed woman, residing at 334 Whiteside Drive, County of Comal, City of Spring Branch, State of Texas (hereinafter known as the "Grantor") hereby conveys and quitclaims to NANCY K. RAGLE, as Trustee of the NANCY RAGLE LIVING TRUST, dated August 27, 2019., address being 319 Wauford Way, County of Comal, City of New Braunfels, State of Texas (hereinafter known as the "Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Douglas, Nevada to-wit:

The Ridge Tahoe, Cascade Building, Emerald Suite, Week #42-286-39-01, Stateline, NV 89449, and as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Nancy K Ragle
Grantor's Signature

Nancy K Ragle
Grantor's Printed Name

319 Wauford Way
Address

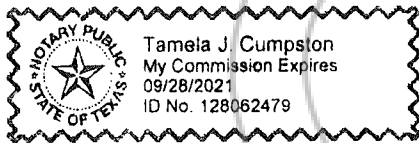
New Braunfels, Texas, 78132
City, State & Zip

STATE OF TEXAS

COUNTY OF COMAL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY K. RAGLE whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of January, 2021.



Tamela J. Cumpston
Notary Public, State of Texas
My Commission Expires: 9/28/2021

EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 286 as shown and defined on said map; 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 Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-645-003
 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: Trust OK Bc

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer of property to trust WITHOUT CONSIDERATION

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 Nancy K Ragle Capacity: Grantor
 Signature Nancy K Ragle Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Nancy K. Ragle
 Address: 319 Wauford Way
 City: New Braunfels
 State: TX Zip: 78132

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Nancy Ragle Living Trust
 Address: 319 Wauford Way
 City: New Braunfels
 State: TX Zip: 78132

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Davidek Law Firm PLLC Escrow # _____
 Address: 228 S. Seguin Ave.
 City: New Braunfels State: TX Zip: 78130

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED