DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$40.00

\$41.95

2021-960603

Pas=5

01/25/2021 03:51 PM

MITCHELL REED SUSSMAN & ASSOCIATES

KAREN ELLISON, RECORDER

APN# 40-360-06

WHEN RECORDED, MAIL TAX STATEMENTS TO:

The Ridge Sierra Property Owners Assoc. 265 Quaking Aspen Lane Stateline, NV 89448

## RETURN ORIGINAL TO:

Jeffrey S. Corcoran c/o Law Offices of Mitchell Reed Sussman 1602 Willow Leaf Dr. Hemet, CA 92545

## QUIT CLAIM DEED

This Deed, created this 14th day	y of <u>January</u>	<u>, 2021</u>	between Mark A. Nilsen	and
Marilyn J, Nilsen, a Joint Tenants v	vith Right of Survivorship		as '	"Grantor",
whose address is 3621 Gleneagles D	rive, Stockton, CA 95219			
	, for and in considerat	ion of \$500.0	0 hereby acknowledged as rece	ived, does
hereby conveys, transfers, relinquis	hes, and surrenders to The	Ridge Sierra	Property Owners Association	
	as "Grante	e", whose add	lress is 265 Quaking Aspen L	ane,
Stateline, NV 89448		1	the real proj	perty in the

County of Douglas, State of Nevada, more particularly described as:

A timeshare estate comprised of:

## PARCEL 1:

An undivided 1/51 interest in and to that certain condominium estate described as follows:

- (a) An undivided 1/6 interest as tenants in common, in and to the Common Area of Lot-20 of Tahoe Village Unit Number 1 as shown on the map recorded December 27, 1983, as Document Number 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986 as Document Number 133713, Official Records of Douglas County, State
- (b) Unit Number B3 as shown and defined on said condominium map recorded as Document Number 93406, Official Records of Douglas County, State of Nevada.

A nonexclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on, and through the Common Areas as set forth in said condominium map recorded as Document Number 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document Number 133713, Official Records of Douglas County, State of Nevada.

## PARCEL 3:

An exclusive right to use of a condominium unit and the nonexclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above, during one "Use Week" within the Prime "use season" as that term is defined in the First Amended Restated Declaration of Timeshare Covenants, Conditions, and Restrictions for The Ridge Sierra recorded as Document Number 134786, Official Records, Douglas County, State of Nevada (the "CC&C's"). The above described exclusive and nonexclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the CC&R's.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

IN WITNESS WHEREOF, Grantor has caused its nam executed by its general partner thereunto duly authorized.	e to be affixed hereto and this instrument to be
Dated as of $1/15/2021$	$\wedge$
·	"GRANTOR"
	Name: Wal a. Al
	Name: Mark A. Nilsen
	$M_{\rm tot} \sim M/u_{\rm tot}$
	Name: Marilyn J, Nilsen
STATE OF NEVADA	
COUNTY OF	
505/11/0	) ) ; ; ;
This instrument was acknowledged before me on	(date) by
Mark A. Nilsen and Marilyn J, Nilsen	(name(s) of person(s)).
	(//
	Calle on a
Notary Public	XX see following
	Tages for arknowledgements
Printed Name:	l collection 3
My Commission Expires:	
DO NOT STAMP OVER TEXT INK STAMP REQUIRED	
	/
/	

\$\$\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\	<u>*************************************</u>			
	ficate verifies only the identity of the individual who signed the of the truthfulness, accuracy, or validity of that document.			
State of California				
County of San Joaquin				
•				
On <u>1/15/2021</u> before me,	Nimocks, Notary Public			
Date	Here Insert Name and Title of the Officer			
personally appeared Mark A. Nilsen				
	Name(%) of Signer(%)			
subscribed to the within instrument and acknowledge	ory evidence to be the person(\$) whose name(\$) is/\$\displays by ledged to me that he/\$\displays \displays \displays executed the same in y his/\$\displays \displays \dinfty \dinfty \displ			
	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.			
L. NIMOCKS Notary Public - California San Joaquin County	Signature moch			
Commission # 2274068 My Comm. Expires Jan 30, 2023  Place Notary Seal Above	Signature of Notary Public			
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.				
Description of Attached Document				
Title or Type of Document:	Document Date:			
	han Named Above:			
Capacity(ies) Claimed by Signer(s)				
Signer's Name:	Signer's Name:			
□ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):			
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General			
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact			
☐ Trustee ☐ Guardian or Conservator ☐ Other:	☐ Trustee ☐ Guardian or Conservator ☐ Other:			
Signer Is Representing:	Signer Is Representing:			
Oignor is Hoprosonting.	Oigner is representing.			
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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 San Joaquin )				
On 1/15/2021 before me,L. Ni	mocks Notary Public			
On . <u>1/15/2021</u> before me, <b>L. NI</b> Date	Here Insert Name and Title of the Officer			
personally appeared Marilyn J. Nilsen	There maen rathe and Trae of the Cincer			
personally appearedManight 5. Misen	Name(8) of Signer(8)			
subscribed to the within instrument and acknowl	evidence to be the person(L) whose name(L) is/LLC edged to me that \( \)\( \)\( \)\( \)\( \)\( \)\( \)\(			
	l 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.			
-	Signature moch			
Notary Public - California San Joaquin County Commission # 2274068 My Comm. Expires Jan 30, 2023  Place Notary Seal Above	Signature of Notary Public			
Though this section is optional, completing this information can deter alteration of the document or				
	form to an unintended document.			
Description of Attached Document				
Title or Type of Document:	Document Date:			
Number of Pages: Signer(s) Other Tha				
Capacity(ies) Claimed by Signer(s)				
Signer's Name:	Signer's Name:			
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):			
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General			
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact			
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator			
Other:	☐ Other:			
Signer Is Representing:	Signer Is Representing:			
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# Exhibit "A" Continuation of Legal Description

Subject to any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements, and the First Amended and Restrictions Declaration of Timeshare Covenants, Conditions, and Restrictions recorded May 14, 1986 in Book 586, Page 1232, as Document Number 134786, Official Records of Douglas County, Nevada and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

To have and to hold all and singular the premises, together with the appurtenances unto the said Grantee and their assigns forever.

This being the same property conveyed to Grantor herein by Harlesk Management Inc. in Deed dated May 8, 1989 and recorded May 25, 1989 in the Official Records of Douglas County, Nevada in Book 589, Pages 3492-3493.



## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	
a. 40-360-06	
b	
С.	\ \
d.	\ \
2. Type of Property:	\ \
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnbse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
✓ Other Timeshare	.10.00
3.a. Total Value/Sales Price of Property	\$ 500.00
b. Deed in Lieu of Foreclosure Only (value of prope	
c. Transfer Tax Value:	
d. Real Property Transfer Tax Due	\$ <u>500.00</u> \$ 1.95
d. Real Property Transfer Tax Due	Ψ_1.93
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Se	ection
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under po	enalty of periury, pursuant to NRS 375.060
and NRS 375.110, that the information provided is co	
and can be supported by documentation if called upo	
Furthermore, the parties agree that disallowance of an	
additional tax due, may result in a penalty of 10% of t	
to NRS 375.030, the Buyer and Seller shall be jointly	
MICA'	\ \
Signature MM U. MM	Capacity: Grantor / Seller
Signature Marley of MAn	Capacity: Grantor / Seller
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Mark A. Nilsen and Marilyn J, Nilsen	Print Name: Ridge Sierra Property Owners Assoc.
Address: 3621 Gleneagles Drive	Address: 265 Quaking Aspen Lane
City: Stockton	City: Stateline
State: California Zip: 95219	State: Nevada Zip: 89448
COMPANY/PERSON REQUESTING RECORDS	
Print Name: c/o Law Offices of Mitchell Reed Sussman	Escrow#
Address: 1602 Willow Leaf Drive	en languar dara dan kemilian dan dan bermalah dan bermalah dan bermalah dan bermalah dan bermalah dan bermalah
City: Hemet	State: California Zip: 92545