

DOUGLAS COUNTY, NV

2021-969667

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

06/25/2021 08:22 AM

UDEED, LLC

KAREN ELLISON, RECORDER

**APN:** 1319-30-723-014

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

Exempt: (N/A)

**Recording Requested By:**

uDeed, LLC

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

**After Recording Mail To:**

uDeed, LLC - 96606

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

**Send Subsequent Tax Bills To:**

Ridge Tahoe Property Owner's Association

% Resorts West

P.O. Box 5790

Stateline, NV 89449

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Karen Louise Holland Breen, Trustee under the Dorothy M. Holland Irrevocable Trust, dated April 10, 2013**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Robert C. Polizzo, Jr. and Jennifer C. Polizzo, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, whose address is 164 Maple Avenue, Northport, New York 11768,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

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

MORE commonly known as: **276 Kingsbury Grade, Stateline, Nevada 89449**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 29<sup>th</sup> day of April, 20 2013.

**Dorothy M. Holland Irrevocable Trust, dated April 10, 2013**

Karen Louise Holland-Breen, Trustee  
Karen Louise Holland Breen, Trustee

STATE OF New York)  
COUNTY OF Suffolk) <sup>ss</sup>

This instrument was acknowledged before me, this 29<sup>th</sup> day of April, 20 2013, by **Karen Louise Holland Breen, Trustee.**

NOTARY STAMP/SEAL

Karen A. Converso  
Notary Public

Title and Rank \_\_\_\_\_  
My Commission Expires: 10-13-21

KAREN A. CONVERSO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01CO4907647  
Qualified in Suffolk County  
My Commission Expires 10-13-2021

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, TO WIT:

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

AN UNDIVIDED 1/51ST INTEREST IN AND TO THAT CERTAIN CONDOMINIUM DESCRIBED AS FOLLOWS:

(A) AN UNDIVIDED 1/20TH INTEREST, AS TENANTS-IN-COMMON, IN AND TO LOT 32 OF 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, ALL OF OFFICIAL RECORDS DOUGLAS COUNTY, STATE OF NEVADA. EXCEPT THEREFROM UNITS 101 TO 120 AMENDED MAP AND AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.

(B) UNIT NO. 133 AS SHOWN AND DEFINED ON SAID LAST MENTIONED MAP AND AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.

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 THESE PURPOSES PROVIDED FOR IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED JANUARY 11, 1973, AS DOCUMENT NO. 63681, IN BOOK 173 PAGE 229 OF OFFICIAL RECORDS AND IN MODIFICATION 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 USE AND ENJOYMENT AND INCIDENTAL PURPOSES OVER, ON AND THROUGH LOTS 29, 39, 40, AND 41 AS SHOWN ON SAID TAHOE VILLAGE UNIT NO. 3, FIFTH-AMENDED MAP AND AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.

PARCEL FOUR:

(A) 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, M.D.M.,

-AND-

**EXHIBIT "A"**  
**LEGAL DESCRIPTION (continued)**

(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 NO. 3, RECORDED OCTOBER 29, 1981, AS DOCUMENT NO. 61612, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 23, 1981, AS DOCUMENT NO. 62661, OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FIVE:

THE EXCLUSIVE RIGHT TO USE SAID UNIT 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 DURING ONE "USE WEEK" WITHIN THE **SPRING/FALL** "USE SEASON", AS SAID QUOTED TERMS ARE DEFINED IN THE DECLARATION OF RESTRICTIONS, RECORDED SEPTEMBER 17, 1982 AS DOCUMENT NO. 71000 OF SAID OFFICIAL RECORDS.

THE ABOVE DESCRIBED EXCLUSIVE AND NON-EXCLUSIVE RIGHTS MAY BE APPLIED TO ANY AVAILABLE UNIT IN THE PROJECT, DURING SAID USE WEEK WITHIN SAID SEASON.

NOTE: FOR USE WITH FIRST PHASE DEEDS AND DEEDS OF TRUST ON LOT 32.

Per NRS 111.312 – The Legal Description appeared previously in **Quitclaim Deed**, recorded on **August 20, 2014**, as Book **814**, Page **4418**, Document No. **848160** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)  
a) 1319-30-723-014  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a) \_\_\_ Vacant Land                      b) \_\_\_ Single Fam. Res.  
c) \_\_\_ Condo/Townhouse              d) \_\_\_ 2-4 Plex  
e) \_\_\_ Apt. Bldg.                        f) \_\_\_ Comm'l/Ind'l  
g) \_\_\_ Agricultural                      h) \_\_\_ Mobile Home  
**XX** Other: **TIMESHARE**

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 **N/A**  
b. Explain Reason for Exemption: **N/A**

5. Partial Interest: Percentage being transferred: **N/A** %  
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: *Dorothy M. Holland Irrevocable Trust* Capacity: Grantor  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: **Dorothy M. Holland Irrevocable Trust**  
Address: **38 Dune Court**  
City: **Northport**  
State: **New York**                      Zip: **11768**

Print Name: **Robert C. Polizzo, Jr. and Jennifer C. Polizzo**  
Address: **164 Maple Ave.**  
City: **Northport**  
State: **New York**                      Zip: **11768**

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

Print Name: **uDeed, LLC - 96606**  
Address: **9041 South Pecos Road, 3900**  
City, State, Zip: **Henderson, NV 89074**

Escrow #: \_\_\_\_\_

**(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)**