



KAREN ELLISON, RECORDER

TAX PARCEL #:

4225409

FILED FOR RECORD AT REQUEST OF:

Dianne L Hall

WHEN RECORDED RETURN TO:

Dianne L Hall

7316 Rafter Rd, Franktown, CO 80116, USA

THIS SPACE PROVIDED FOR RECORDER'S USE

Quitclaim Deed

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dianne L. Hall, not married, of 7316 Rafter Rd, Franktown, CO 80116, USA, (the "Grantor"), conveys, as well as quitclaim, unto Randy L. and Christine E. Sander, married, of 3173 W Farmdale Rd. Littleton, Co 80110, (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:

An undivided 1/51 interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting there from Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 9 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, in the Declaration of Annexation of The Ridge Tahoe phase Six recorded December 18, 1990, as Document No. 241238, as Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727,

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 Lot 28 only, for one week each year in accordance with said declarations.

Being all or part of the same property described in the County Register's Deed Book 692, Page 5599.

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: Aug 2, 2021

Signed in the presence of:

Elizabeth Speng
Signature

Dianne L. Hall
Dianne L. Hall

Elizabeth Speng
Name

Grantor Acknowledgement


STATE OF COLORADO

COUNTY OF Douglas

The foregoing instrument was acknowledged before me, Brett Megas, this 2nd day of August, 2021, by the Grantor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

My commission expires 12/22/2021.



Notary Public, the State of Colorado

BRETT MEGAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174052161
MY COMMISSION EXPIRES DECEMBER 22, 2021

County of Douglas

COPY

Send Subsequent Tax Bills to: Randy L. & Christine E. Sander, 3173 Farmdale Rd Littleton, CO 80110	Drafted By: Dianne L Hall
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COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) APN: 42-254-09
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$101.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$1.95 101.00
 Real Property Transfer Tax Due: \$35.00 195.00 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: 100.00 %

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 Diane L Hall Capacity Seller
Personal Representative

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dianne L Hall
 Address: 7316 Rafter Rd
 City: Franktown
 State: CO Zip: 80116

Print Name: Randy and Christie Sander
 Address: 3173 W Farmdale Rd
 City: Littleton
 State: CO Zip: 80110

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____