

Prepared By:
Pamela Romero
103 Dunmore Court
Lafayette, LA 70508

After Recording Return To:
Pamela Romero
103 Dunmore Court
Lafayette, LA 70508

DOUGLAS COUNTY, NV **2021-972561**
RPTT:\$1.95 Rec:\$40.00
Total:\$41.95 **08/16/2021 01:16 PM**
PAMELA ROMERO Pgs=5



KAREN ELLISON, RECORDER

TAX PARCEL ID #: 1319-30-645-003

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Pamela Romero, ("*Grantor*"), an individual whose address is 103 Dunmore Court, Lafayette, Louisiana 70508, **TO** Matthew Ryan Reed and Adrienne Nicole Reed ("*Grantee*"), whose address is 106 Glenbrook Drive, Broussard, Louisiana 70518, all right, title, interest and claim to the following real estate property located at Stateline, Nevada, located in the County of Douglas and State of Nevada and ZIP code of 89449, to-wit:

Property having Lot No. 42 as shown on Tahoe Village, and property beginning at (See Exhibit "A" for complete property description.

FOR A VALUABLE CONSIDERATION, in the amount of \$101.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of July 24, 2021.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have,

claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Pamela Romero
(Grantor's Signature)

Pamela Romero
(Grantor's Printed Name)

Matthew Ryan Reed
(Grantee's Signature)

Matthew Ryan Reed
(Grantee's Printed Name)

Adrianna Nicole Reed
(Grantee's Signature)

Adrianna Nicole Reed
(Grantee's Printed Name)

Signed in our presence:

Allen Dale Thibodeaux
(Witness #1 Signature)

Larry Romero
(Witness #2 Signature)

Allen Dale Thibodeaux
(FIRST WITNESS NAME TYPED)

Larry Romero
(SECOND WITNESS NAME TYPED)

Grantee's Address:

106 Glenbrook Drive
Broussard, LA 70518

Grantor's Address:

103 Dunmore Court
Lafayette, LA 70508

STATE OF LOUISIANA)

) SS.

COUNTY OF LAFAYETTE)

The foregoing Quit Claim Deed was acknowledged before me on July 24, 2021 by Pamela Romero, Matthew Ryan Reed, Adrienne Nicole Reed who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

[Signature]
(Signature of Notary)

John R Reed #14252
(Printed Notary Name)

My Commission expires: at death

EXHIBIT "A"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th 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: 292 as shown and defined on said map; together 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 of 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: 42-010-40

0605727

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 10,000
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 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: _____ %
 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 Pamela Romero Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Pamela Romero
 Address: 103 Danmore Ct.
 City: Lafayette
 State: LA Zip: 70504

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Matthew Ryan & Adrienne Nicole Reed
 Address: 106 Glenbrook Dr.
 City: Broussard
 State: LA Zip: 70518

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

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