

DOUGLAS COUNTY, NV

2021-974247

RPTT:\$5.85 Rec:\$40.00

\$45.85 Pgs=5

09/20/2021 11:02 AM

VIN

KAREN ELLISON, RECORDER

APN: 1319-30-720-001 PTN

Recording requested by:

Fred A. Schmidt

and when recorded mail to:

Timeshare Closing Services, LLC.

8545 Commodity Circle

Orlando, FL 32819

www.timeshareclosingservices.com

Escrow # 110031119006A

Mail Tax Statements To: Wiggins Family Holdings, LLC, 123 West 1st Street, Suite 675, Casper,

Wyoming 82601

Consideration: \$1050.00

Escrow # 37-051-36-02

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Fred A. Schmidt, a Married Man and Kimberly Smith a/k/a Kimberly Raines-Schmidt, an Unmarried Woman, who acquired title as Husband and Wife, as joint tenants with right of survivorship, whose address is 2128 Mead Lane Unit B, Montrose, Colorado 81401, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Wiggins Family Holdings, LLC, a Wyoming Limited Liability Company, whose address is 123 West 1st Street, Suite 675, Casper, Wyoming 82601, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 5/17/19

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Elizabeth Kotasinski
Witness #1 Sign & Print Name:
Elizabeth Kotasinski

Fred A. Schmidt
Fred A. Schmidt

A.M.C.
ASHLEY M. CARNEY
Witness #2 Sign & Print Name:
Ashley M. Carney

STATE OF Colorado) SS
COUNTY OF Delta)

On May 17, 2019, before me, the undersigned notary, personally appeared Fred A. Schmidt, a Married Man, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE: *Ashley M. Carney*

My Commission Expires:

May 23, 2020

ASHLEY M. CARNEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164019671
MY COMMISSION EXPIRES MAY 23, 2020

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

[Signature]
Witness #1 Sign & Print Name: Kimberly Redman

Kimberly Smith
Kimberly Smith a/k/a Kimberly Raines-Schmidt

[Signature]
Witness #2 Sign & Print Name: Megan Carney Reed

STATE OF Colorado) SS
COUNTY OF Montrose)

On May 22, 2019, before me, the undersigned notary, personally appeared Kimberly Smith a/k/a Kimberly Raines-Schmidt, an Unmarried Woman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE: Deborah J Patterson

DEBORAH J. PATTERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084036377
My Commission Expires November 3, 2020

My Commission Expires:

November 3, 2020

Exhibit "A"

File number: 110031119006A

TOGETHER with the tenants, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

A Timeshare Estate comprised of:

PARCEL ONE:

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

- (A) An undivided 1/106th interest, as tenants-in-common, in and to Lot 37 as shown on **Tahoe Village** Unit No. 3-10th Amended Map, recorded September 21, 1990, as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 thru 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) **Unit No. 051** as shown and defined on said last Condominium Plan.

PARCEL TWO:

- (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, re-recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B. & M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973 as Document No. 63681, in Book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within PRIME Season, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-282-05



STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
a. 1319-30-720-001 ptn
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'/Ind'l
g. Agricultural
h. Mobile Home
 Other TIMESHARE

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

- 3. a. Total Value/Sales Price of Property \$ 1,050.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
c. Transfer Tax Value: \$ 1,050.00
d. Real Property Transfer Tax Due \$ 5.85

- 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 [Signature] Capacity AGENT

Signature [Signature] Capacity AGENT

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Fred A. Schmidt
Address: 2128 Mead Lane Unit B
City: Montrose
State: CO Zip: 81401

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Wiggins Family Holdings, LLC,
Address: 123 West 1st Street, Suite 675,
City: CASPER
State: WY Zip: 82601

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

Print Name: TIMESHARE CLOSING SERVICES Escrow #: 110031119006A
Address: 8545 COMMODITY CIRCLE
City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED