

A portion of APN: 1319-30-723-004

Mail tax statements to:

Ridge Tahoe Property Owners Assoc.
PO Box 5790
Stateline, NV 89449

Prepared by and return to:

Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 200
Lake Mary, FL 32746

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For the valuable consideration of Two Thousand Five Hundred Dollars (\$2500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Donald A. Chiechi and Lynette K. Chiechi as Trustees of the Donald A. Chiechi and Lynette K. Chiechi Revocable Trust dated January 20, 2001 and any amendments thereto, as to an undivided 50% interest and **Glynette Baldwin**, a married woman, as to an undivided 50% interest (hereinafter referred to as "Grantors"), whose address is 206 San Gabriel Lane, Placentia, CA 92870 do hereby grant unto **Ian Kowalski and Lauri Kowalski**, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 640 Plantation Lane, Roswell, GA 30075, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot **33** as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document Number 268097, rerecorded as Document Number 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units **121 to 140** (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document Number 70305; and (B) Unit Number **124** as shown and defined on said Condominium Plan; 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 Number 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase III recorded February 21, 1984, as Document Number 097150, as amended by document recorded October 15, 1990, as Document Number 236691, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document Number 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32, or 33 only, for **one week** each year in the **Winter Season** defined in and in accordance with said Declarations. **ID Number: 33-124-39-02 – The Ridge Tahoe, Naegle Building**

This conveyance is accepted by the Grantee subject to: taxes not yet due and payable for 2022 and then beyond; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Donald A. Chiechi, Trustee

Donald A. Chiechi, Trustee

Lynette K. Chiechi, Trustee

Lynette K. Chiechi, Trustee

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 Orange

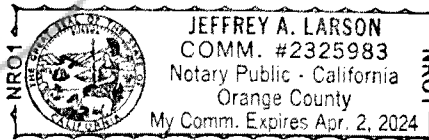
On November 12, 2021 before me Jeffrey A. Larson, a notary public, personally appeared **Donald A. Chiechi and Lynette K. Chiechi**, husband and wife, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

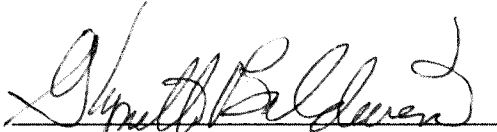
I certify under PENALTY OF PERJURY under the laws of the State noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.

Jeffrey A. Larson
Notary Signature




Glynette Baldwin


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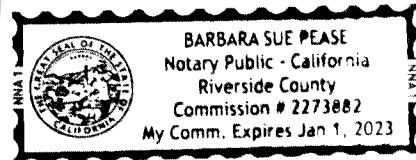
STATE OF California
COUNTY OF Riverside

On 11-11-2021, 2021 before me Barbara Sue Pease, notary public, personally appeared **Glynette Baldwin**, who 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 she executed the same in her authorized capacity and that by her signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state noted above that the foregoing paragraph is true and correct.


Witness my hand and official seal.


Notary Signature



Affix seal and date commission expires to right:

Stanley M. Baldwin, husband of the Grantor, herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which he may have or be presumed to have in the herein described property.


Stanley M. Baldwin

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 Riverside

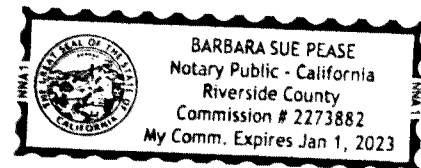
On 11-11-2021, 2021 before me Barbara Sue Pease, notary public, personally appeared **Stanley M. Baldwin**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state noted above that the foregoing paragraph is true and correct.

Witness my hand and official seal.


Notary Signature

Affix seal and date commission expires to right:



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) a portion of 1319-30-723-004
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>timeshare</u> | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$2500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0</u>
Transfer Tax Value:	<u>\$2500.00</u>
Real Property Transfer Tax Due:	<u>\$9.75</u>

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 %

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 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 Susan Bee Capacity title agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Donald A. Chiechi
 Address: 206 San Gabriel Lane
 City: Placentia
 State: CA Zip: 92870

(REQUIRED)
 Print Name: Jan Kowalski
 Address: 640 Plantation Lane
 City: Roswell
 State: GA Zip: 30075

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Timeshare Closings for Less Inc. Escrow # _____
 Address: 1540 International Parkway Suite 2000
 City: Lake Mary State: FL Zip: 32746