

DOUGLAS COUNTY, NV

2021-978152

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=2

12/08/2021 12:01 PM

TIMESHARE CLOSINGS FOR LESS, INC.

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-643-010

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 2000  
Lake Mary, FL 32746

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

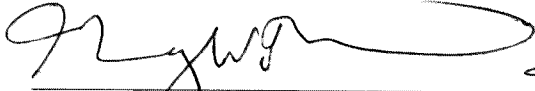
For valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Greg Watkins and Susan K. Watkins, husband and wife (hereinafter referred to as "Grantor"), whose address is PO Box 20188, Stanford, CA 94309 does hereby grant unto Christopher Joseph Lucas and Shaina Maire Lucas, as Trustee of The Christopher and Shaina Lucas Living Trust dated June 04, 2011 (hereinafter referred to as "Grantee"), whose mailing address is 1168 Lindberg Ave., South Lake Tahoe, CA 96150, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/102nd 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. 3-13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units **01** through **050** (inclusive) as shown on said map; and (B) Unit No. **09** 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, Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document Number 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document Number 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 **each ODD year** in accordance with said Declarations.

This conveyance is accepted by the Grantee subject to: taxes not yet due and payable for the current year and 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.

  
\_\_\_\_\_  
Greg Watkins

  
\_\_\_\_\_  
Susan K. Watkins

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 Santa Clara

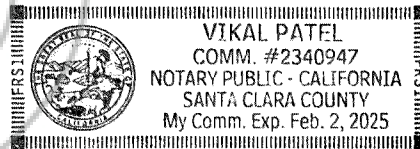
On November 29, 2021 before me Vikal Patel, a notary public, personally appeared Greg Watkins and Susan K. Watkins, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signatures 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.

  
\_\_\_\_\_  
Notary Signature



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. portion of 1319-30-643-010  
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 101.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 c. Transfer Tax Value: \$ 101.00  
 d. 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 *Susan Ba* Capacity: title agent

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Greg Watkins  
 Address: PO Box 20188  
 City: Stanford  
 State: CA                      Zip: 94309

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Christopher Joseph Lucas  
 Address: 1168 Lindberg Ave.,  
 City: South Lake Tahoe  
 State: CA                      Zip: 96150

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Timeshare Closings for Less                      Escrow # \_\_\_\_\_  
 Address: 1540 International Parkway  
 City: Lake Mary                      State: FL                      Zip: 32746