

DOUGLAS COUNTY, NV

2022-980319

RPTT:\$5.85 Rec:\$40.00

\$45.85 Pgs=2

01/26/2022 08:48 AM

TIMESHARE CLOSINGS FOR LESS, INC.

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-644-070

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, Robert S. Poe and Sherian K. Poe, husband and wife (hereinafter referred to as "Grantor"), whose address is 6765 Cedar Grove Drive, Welcome, MD 20693 do hereby grant unto Louise Marin and Francisco Marin, wife and husband and Francisco Marin Jr., an unmarried man, together holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is PO Box 16185, South Lake Tahoe, CA 96151, the following property located in the County of Douglas, State of Nevada, to-wit:

Parcel One: An undivided **1/102nd** interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided **1/106th** interest 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, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on said map; and (B) Unit No. **161** as shown and defined on said 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 Number 63026, being over a portion of Parcel 26-A (described in Document Number 01112, 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 Number 3, recorded April 9, 1986, as Document Number 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 Number 3-10 Amended Map, Recorded September 21, 1990 as Document Number 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 Documents Number 63681, in Book 173 Page 229 of Official Records and in modifications thereof; (1) recorded September 28, 1973, as Document Number 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976 as Document Number 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document Number 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 Number 3-10 Amended Map, Recorded September 21, 1990 as Document Number 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 of those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document Number 96758 and as amended from time to time of Official Records of Douglas County State of Nevada.

Parcel 5: the exclusive right to use any unit of the same unit type as described in the Amended Declaration of Annexation of The Ridge Tahoe Phase Five recorded 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 Number 96758 of Official Records of Douglas County, during **one week every other year** within the **EVEN** numbered years of the **PRIME** Season, as said terms are defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above 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.

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


Robert S. Poe


Sherian K. Poe


STATE OF Maryland

COUNTY OF Charles

On 1/14/2022, 2022 before me Patricia A. Rupprecht, a notary public, personally appeared Robert S. Poe and Sherian K. Poe, 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 or County noted above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Signature

(Seal Below)
Patricia A. Rupprecht
Notary Public
Charles County Maryland
My Commission Expires 3/15/2024

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) portion of 1319-30-644-070
 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:

Deed in Lieu of Foreclosure Only (value of property) \$1408.00
 \$ 0
 Transfer Tax Value: \$1408.00
 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 %

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 Poe Capacity title agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Robert S. Poe
 Address: 6765 Cedar Grove Drive
 City: Welcome
 State: MD Zip: 20693

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Louise Marin
 Address: PO Box 16185
 City: South Lake Tahoe
 State: CA Zip: 96151

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)