

A portion of APN: 1319-30-724-013

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 the valuable consideration of Two Thousand Dollars (\$2000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John A. Kelly and Laura G. Kelly**, husband and wife as joint tenants with rights of survivorship (hereinafter referred to as "Grantor"), whose address is 3 Bella Strada Cove, Austin, TX 78734 does hereby grant unto **Anthony Russell De Maio, an unmarried man** (hereinafter referred to as "Grantee"), whose mailing address is 23640 Skyview Terrace, Los Gatos, CA 95033, 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 1/38th interest in and to Lot **34** as shown on Tahoe Village Unit No. 3-13th 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 001 through 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document Number 156903; and (B) Unit Number **012** 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 No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded February 21, 1984 as Document Number 097150 and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Numbers 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot **34** only, for one week **each** year in the **Prime** "Season" as defined in and in accordance with said Declarations. Week 34-012-17-02 / Tower Building

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.

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

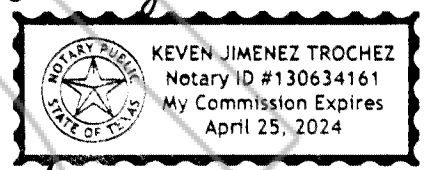
John A. Kelly Laura G. Kelly

STATE OF Texas
COUNTY OF Travis

Before me, Keven Jimenez Trochez (notary public), on this day personally appeared **John A. Kelly and Laura G. Kelly**, known to me (or proved to me on the oath _____ or through producing a driver's license) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of January, 2022.

Notary Signature



Seal and date commission expires at right: 04/25/2024

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) portion APN: 1319-30-724-013
- 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>\$2000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0</u>
Transfer Tax Value:	<u>\$2000.00</u>
Real Property Transfer Tax Due:	<u>\$7.80</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 *Gusie P* Capacity title agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: John A. Kelly
Address: 13 Bella Strada Cove
City: Austin
State: TX **Zip:** 78734

(REQUIRED)
Print Name: Anthony Russell De Maio
Address: 23640 Skyview Terrace
City: Los Gatos
State: CA **Zip:** 95033

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