

DOUGLAS COUNTY, NV

2022-984526

RPTT:\$5.85 Rec:\$40.00

\$45.85

Pgs=2

05/04/2022 10:57 AM

TIMESHARE CLOSINGS FOR LESS, INC.

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-722-009

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 One Thousand Five Dollars (\$1500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Amy Solanas, an unmarried woman** (hereinafter referred to as "Grantor"), whose address is 18221 Christeph Drive, Morgan Hill, CA 95037 does hereby grant unto **Bryan Moore and Sandra Estrella Moore**, husband and wife, holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 35750 Ruby Court, Winchester, CA 92596, 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 32 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 101 to 120 (inclusive) as shown on Tahoe Village Unit Number 3, Fifth Amended Map, recorded October 29, 1981, as Document Number 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document number 62661; and (B) Unit Number **109** as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 II recorded February 14, 1984, as Document Number 096759, as amended by document recorded October 15, 1990, as Document Number 236690, 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 **SUMMER Season** defined in and in accordance with said Declarations. **ID Number: 32-109-09-01 / Naegle Building - Contract Number M6762118**

This conveyance is accepted by the Grantee subject to: taxes 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.

Amy D. Solanas

Amy Solanas

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

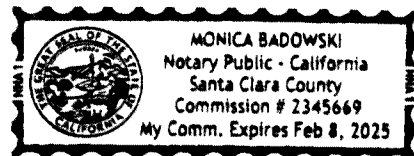
On April 22, 2022 before me Monica Badowski, notary public, personally appeared **Amy Solanas**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity and 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.

Monica Badowski
Notary Signature

Affix seal and date commission expires to right:



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) portion of APN: 1319-30-722-009
- 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>\$1500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0</u>
Transfer Tax Value:	<u>\$1500.00</u>
Real Property Transfer Tax Due:	<u>\$5.85</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: _____ %

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 *Jessie Ben* Capacity title agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Amy Solanas
 Address: 18221 Christoph Drive
 City: Morgan Hill
 State: CA Zip: 95037

(REQUIRED)
 Print Name: Bryan Moore
 Address: 35750 Ruby Court
 City: Winchester
 State: CA Zip: 92596

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