DOUGLAS COUNTY, NV RPTT:\$15.60 Rec:\$40.00

2022-984569 05/05/2022 10:12 AM

Total:\$55.60 A+DOCUMENTS

Pgs=3

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT DOES NOT CONTAIN A SOCIAL SECURITY NUMBER (NRS 239B.030)

APN: A portion of 1319-30-644-103

WHEN RECORDED MAIL TO: SEND TAX DOCUMENTS TO:

Karen Schelter and Bailey Schelter 2701 Kismet Street Marrero, LA 70072



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

KEVIN F. COYNE, the sole surviving joint tenant, without consideration, does hereby remise, release and forever quitclaim all right, title and interest to KAREN SCHELTER, a married woman as her sole and separate property, and BAILEY SCHELTER, an unmarried woman, as joint tenants with right of survivorship, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

TOGETHER with the tenements, hereditaments and appurtenances, thereunto belonging or appurtaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

Tonas .

Signature KEVIN F COVI

State of Nevada

This instrument was acknowledged before me on

Holly Blanchette

, 2022, by KEVIN F. COYNE.

HOLLY BLANCHETTE NOTARY PUBLIC STATE OF NEVADA

My Commission Expires: 03-01-26 Certificate No: 22-7845-01

Prepared by: Melinda McConnell-Kelly-411 W. Third St., Suite 1, Carson City, NV -775-830-7998-Reg. #NVDP20217134964

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 192 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

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, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 – Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (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 No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East,
- (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 No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on 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 No. 96758 of Official Records of Douglas County, during ONE use weeks within the Prime SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Portion of Parcel No. 1319-30-644-103

STATE OF NEVADA DECLARATION OF VALUE

 Assessors Parcel Number(s) A portion of 1319-30-644-103 	
h)	
c)	\ \
d)	\ \
u)	\ \
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) □ Vacant Land b) □ Single Fam. Res.	DOCUMENT/INSTRUMENT #:
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex	BOOKPAGE
e) □ Apt. Bldg f) □ Comm'l/Ind'l	DATE OF RECORDING:
g) 🛘 Agricultural h) 🖂 Mobile Home	NOTES:
i) 🖄 Other: <u>Timeshare</u>	
3. Total Value/Sales Price of Property:	\$ 3724.00
Deed in Lieu of Foreclosure Only (value of prop	
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$ 13.60
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.09	10 Section #
b. Explain Reason for Exemption:	
c. Partial Interest: Percentage being transferred: 100 %	
c. I attai interest. I electrage being transferred. 100 /0	
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.	
	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 Malland Menoult-Holls	Capacity Agent
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	nt Name: Karen Schelter and Bailey Schelter
	dress: 2701 Kismet Street
,	y: Marrero te: LA Zip: 70072
State: NV Zip: 89123 State	te: <u>LA</u> Zip: 70072
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
	Escrow #
Address 411 W. Third Street, Suite 1	
City: Carson City State: NV	Zip: <u>89703</u>
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	