

DOUGLAS COUNTY, NV

2022-985575

RPTT:\$11.70 Rec:\$40.00

\$51.70 Pgs=2

05/26/2022 08:53 AM

TIMESHARE CLOSINGS FOR LESS, INC.

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-645-003

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 200  
Lake Mary, FL 32746

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of Three Thousand Dollars (\$3,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Nina Andrevia Stark, Trustee of the Nina Andrevia Stark Revocable Trust dated March 4, 1987, as amended on February 4, 1999 and amended and restated on August 10, 2005 and any further amendments thereto (hereinafter referred to as "Grantor"), whose address is 500 West Harbor Drive, Unit 141, San Diego, CA 92101 does hereby grant unto Barclay Kirkland and Margaret Ann Kirkland, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 5406 19th Avenue West, Bradenton, FL 39209, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) and (B) Unit No. 268 as shown and defined on said map; 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 Phase Seven recorded April 26, 1995, as Document Number 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document Number 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document Number 372905, as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document Number 36815, and subject to said Declarations; with the exclusive right to use said interest in Lot 42 only, for one week each ear in accordance with said Declaration.

Account Number: **M6749992**

Together with a 13 floor wide easement located within a portion of Section 30, Township 13 North, Range 19 Ease, MDB&M, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northwest corner of this easement said point bears South 43°19'06"East, 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit Number 3-13<sup>th</sup> Amended Map, Document Number 269053 of the Douglas County Recorder's Office; thence South 52°20'29"East, 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map; thence South 14°00'00"West along said Northerly line, 14.19 feet; thence North 52°20'29"West, 30.59 feet; thence North 37°33'12"East, 13.00 feet to the point of the beginning.

This conveyance is accepted by the Grantee subject to: 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.

Nina Andreeva Stark, Trustee  
Nina Andreeva Stark, Trustee

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.

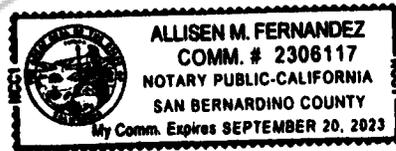
STATE OF California  
COUNTY OF San Diego

On May 19, 2022 before me Allisen M. Fernandez, notary public, personally appeared Nina Andreeva Stark, 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.

[Signature]  
Notary Signature



Affix seal and date commission expires to right:

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) portion of 1319-30-645-003  
 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"/> | Timeshare    |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

## 3. Total Value/Sales Price of Property:

	\$3000.00
Deed in Lieu of Foreclosure Only (value of property)	\$0
Transfer Tax Value:	\$3000.00
Real Property Transfer Tax Due:	\$11.70

## 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 *Nina Stark* Capacity title agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Nina Andrevia Stark, Trustee  
 Address: 500 West Harbor Drive, # 141  
 City: San Diego  
 State: CA Zip: 92101

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Barclay Kirkland  
 Address: 5406 19th Ave West  
 City: Bradenton  
 State: FL Zip: 39209

## 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