

APN# 1319-30-645-003



00159362202209891730080088

KAREN ELLISON, RECORDER

E06

Recording Requested by/Mail to:

Name: Debra Cunningham

Address: 15892 W Rancho Vista Way

City/State/Zip: Surprise, AZ 85374

Mail Tax Statements to:

Name: Debra Cunningham

Address: 15892 W Rancho Vista Way

City/State/Zip: Surprise, AZ 85374

Grant Deed / Declaration of Value

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

 Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

 Judgment – NRS 17.150(4)

 Military Discharge – NRS 419.020(2)

Debra Cunningham
Signature

Debra Cunningham
Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

Debra Cunningham

805-712-8747

cunningham.nursedeb@gmail.com

Lee Cunningham

805-712-8546

lucjtc2@gmail.com

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PARCEL NUMBER: Portion of 42-010-40 1319-30-645-003
WHEN RECORDED RETURN TO:

Debra A Cunningham

~~7102 12th Street South~~

~~Fargo, North Dakota, 58104~~

15892 W Rancho Vista Way
Surprise, AZ. 85374

DAE

GRANT DEED

THE GRANTOR(S),

- Lee V Cunningham and Debra A Cunningham, a formerly married couple who were divorced on February 25, 2022,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants

to the GRANTEE(S):

- DEBRA A CUNNINGHAM, ~~7102 12th Street South, Fargo, Cass County, North Dakota, 58104,~~

15892 W Rancho Vista Way
Surprise, AZ 85374 Maricopa County AZ

the following described real estate, situated in Stateline, in the County of Douglas, State of Nevada:

DAE

(LEGAL DESCRIPTION): *See the attached Schedule A*

Description is as it appears in Document No. 0583664, Official Records, Douglas County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: Portion of 42-010-40 1319-30-645-003

Mail Tax Statements To:
DEBRA A CUNNINGHAM
7104 12th Street South
Fargo, North Dakota 58104

Grantor Signatures:

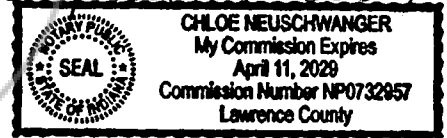
DATED: 7/15/22

DATED: 8-8-22

Lee V Cunningham
Lee V Cunningham
1830 SPRING ST
PASO ROBLES, California
93446

Debra A. Cunningham DAE
Debra A Cunningham
7102 12th Street South
Fargo, North Dakota
58104
15092 W Rancho Vista Way
Surprise, AZ 85374

STATE OF Indiana, COUNTY OF monroe, ss:

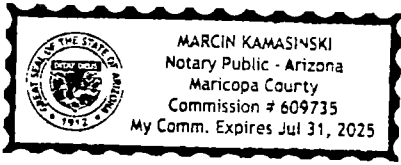


Chloe Neuschwanger
Notary Public
Signature of person taking acknowledgment

Notary Public Indiana
Title (and Rank)

My commission expires
04/11/2029

STATE OF AZ, COUNTY OF Maricopa, ss:



[Signature]
Notary Public
Signature of person taking acknowledgment

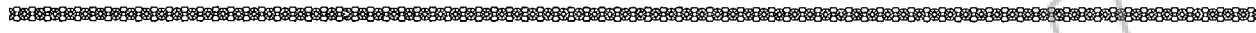
CLIENT RELATIONSHIP CONSULTANT 3
Title (and Rank)

My commission expires 07/31/2025

SWORN BEFORE ME MARCIN KAMASINSKI ON 08 DAY
NOTARY

OF AUGUST, 2022 BY DEBRA CUNNINGHAM ..
Debra Cunningham

INDIVIDUAL ACKNOWLEDGMENT



State/Commonwealth of ARIZONA }
County of MARICOPA } ss.

On this the 08 day of AUGUST, 2022, before me,
Day Month Year

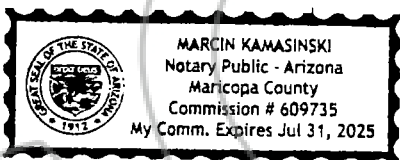
MARCIN KAMASINSKI, the undersigned Notary Public,
Name of Notary Public

personally appeared DEBRA CUNNINGHAM,
Name(s) of Signer(s)

personally known to me – OR –
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed
to the within instrument, and acknowledged to me
that he/she/they executed the same for the purposes
therein stated.

WITNESS my hand and official seal.

Marcin Kamasinski
Signature of Notary Public



Place Notary Seal/Stamp Above

CLIENT RELATIONSHIP CONSULTANT 3
07/31/2025
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

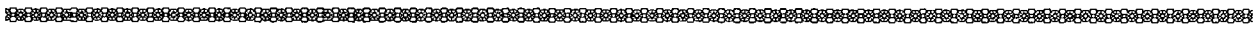
This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GRANT DEED

Document Date: 08/08/2022 Number of Pages: 3

Signer(s) Other Than Named Above: NA



**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

SEE ATTACHED LEGAL DESCRIPTION
THE RIDGE TAHOE RESORT UNIT 265, 2BD 1/51TH INTEREST

COPY

Exhibit "A"

LEGAL DESCRIPTION

Description of the property which is the subject of this report:

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th 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) as shown on said map; and (B) Unit No. 265 as shown and defined on said map; together 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 No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

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

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

Thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

1319-30-645-003

0583664

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) Portion of 42-010-40
- b) 1319-30-645-003
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 6
- b. Explain Reason for Exemption: Title is being transferred between former spouses pursuant to a divorce decree.

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 parties agree that 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 Lee V. Cunningham Capacity Grantor

Signature Debra Cunningham Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lee V. Cunningham
 Address: 1830 Spring St.
 City: Paso Robles
 State: CA Zip: 93446

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Debra A. Cunningham
 Address: 7102 12th St S 15892 W Rancholita St
 City: Fargo Swappish Way
 State: ND AZ Zip: 58104 85374

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____