

DOUGLAS COUNTY, NV

2022-990392

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

09/28/2022 03:28 PM

TIMELY ACQUISITIONS LLC

KAREN ELLISON, RECORDER

APN: a portion of 1319-30-721-012

R.P.T.T.: \$1.95

Exempt: N/A

Recording Requested By:

Bruce G. & Patricia C. Russell

4070 S. Evelyn Dr.

Millcreek, UT 84124

After Recording Mail To:

Timely Acquisitions LLC

18005 Saddlehorn Lane

Mansfield, TX 76063

Send Subsequent Tax Bills To:

Ridge Tahoe P.O.A.

P.O. Box 5790

Stateline, NV 89449

Account No.: **31-091-17-82**

Consideration: \$500.00

DEED OF CONVEYANCE

The Ridge Tahoe
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Bruce G. Russell and Patricia C. Russell, Co-Trustees of The Russell Revocable Living Trust, dated July 15, 2014**, whose address is 4070 S. Evelyn Dr., Millcreek, UT 84124, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Lynne Ausejo-Fung, a married woman, as her sole and separate property** whose address is 4456 Terra Brava Placce, San Jose, CA 95121 hereinafter called "Grantee",

The following described real property situated in the County of **Douglas**, State of **Nevada**:

The Ridge Tahoe, Naegle Building, Week #31-091-17-82, Summer Season - Even Year

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Warranty Deed**, recorded on **July 29, 2014**, as Document No. **2014-0847031**, Book No. **0714** Page No. **6226**; in Douglas County Records, Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

To Have and Hold all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

WITNESS my/our hands, this 27 day of January, 20 22

Bruce G. Russell
**Bruce G. Russell, Co-Trustee
of The Russell Revocable Living Trust**

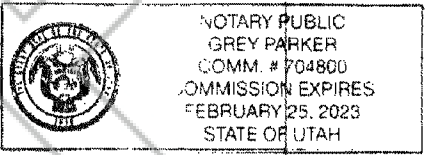
Patricia C. Russell
**Patricia C. Russell, Co-Trustee
of The Russell Revocable Living Trust**

STATE OF Utah
COUNTY OF Salt Lake

This instrument was acknowledged before me, this 27 day of January, 20 22,
by **Bruce G. Russell and Patricia C. Russell, Co-Trustees of The Russell Revocable Living Trust.**

NOTARY STAMP/SEAL

Grey Parker
Notary Public
Notary Public
Title and Rank
My Commission Expires: Feb 25, 2023



I/We, **Bruce G. Russell and Patricia C. Russell**, hereby affirm that this document submitted for recording does not contain a social security number.

Bruce G. Russell
Bruce G. Russell

Grantor
Title

Patricia C. Russell
Patricia C. Russell

Grantor
Title

EXHIBIT "A"
LEGAL DESCRIPTION

An Alternate Year Timeshare Estate comprised of:

Parcel One:

An undivided **1/102nd** interest in and to that certain condominium described as follows:

- (A) An undivided 1/20th interest in and to **Lot 31 of Tahoe Village Unit No. 3**, 13th Amended Map recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 081 through 100 (inclusive) as shows on Tahoe Village Unit No. 3 Fifth Amended Map, recorded on October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and
- (B) Unit No. **091** as shown and defined on said las mentioned map as corrected by said Certificate of Amendment.

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 Book 173, 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 - Fifth Amended Map, and as corrected by said Certificate of Amendment.

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, M.D.M; and
- b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 661612, and as amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, of Official Records, Douglas County, State of Nevada.

Parcel Five:

An exclusive right to use said Unit 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, during **ONE** alternate use week during even/odd numbered year, within the "**SUMMER /EVEN Use Season**" as said terms are defined in the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records, as amended.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "Use Season".

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-721-012
 b) _____
 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
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$500.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$ \$500.00
 Real Property Transfer Tax Due: \$ \$1.95

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 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 *[Signature]* Capacity Agent

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Bruce and Patricia Russell
 Address: 4070 S Evelyn Dr.
 City: Millcreek
 State: UT Zip: 84124

Print Name: Lynne Ausejo-Fung
 Address: 4456 Terra Brava Place
 City: San Jose
 State: CA Zip: 95121

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Timely Acquisitions, LLC Escrow # _____
 Address: 18005 Saddlehorn Lane
 City: Mansfield State: TX Zip: 76063

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)