

A portion of APN: 1319-30-722-007

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 Dollars (\$1000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael D. Morelli and Nancy M. Ray f/k/a Nancy M. Morelli as Co-Trustees under the Michael and Nancy Morelli Family Trust Agreement dated January 23, 2006 and any amendments thereto** (hereinafter referred to as "Grantor"), whose address is 5400 Point View Way, Sparks, NV 89431 do hereby grant unto **Ricky Dean Savage and Emily Louise Savage**, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 69 Leeds Court East, Danville, CA 94526, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/102nd 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. 3-13<sup>th</sup> 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 **107** 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 during EVEN years** defined in and in accordance with said Declarations. **ID Number: M6547659**

This conveyance is accepted by the Grantee subject to: taxes not yet due and payable; 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.

Michael D. Morelli, TRUSTEE

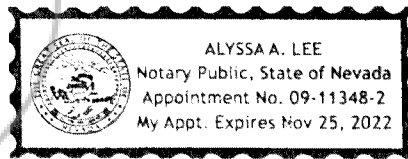
Michael D. Morelli as Co-Trustee  
The Michael and Nancy Morelli Family Trust

STATE OF Nevada  
COUNTY OF Washoe

The foregoing instrument was acknowledged before me on August 26, 2022 by Michael D. Morelli. He is personally known to me or has presented a driver's license or passport as identification and signed this document in my presence.

Alyssa Lee  
Notary Signature

Alyssa Lee  
Notary Printed Name



Affix seal and date commission expires at right:

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Nancy M. Ray

Nancy M. Ray f/k/a Nancy M. Morelli as Co-Trustee  
The Michael and Nancy Morelli Family Trust

STATE OF Nevada

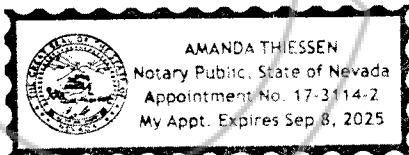
COUNTY OF Washoe

The foregoing instrument was acknowledged before me on September 1, 2022 by Nancy M. Ray f/k/a Nancy M. Morelli. She is personally known to me or has presented a driver's license or passport as identification and signed this document in my presence.

Amanda Thiessen  
Notary Signature

Amanda Thiessen  
Notary Printed Name

Affix seal and date commission expires at right: 9.8.25



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. portion of: 1319-30-722-007  
 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  
 Other Timeshare

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property      \$ 1000.00  
 b. Deed in Lieu of Foreclosure Only (value of property 0)  
 c. Transfer Tax Value:                              \$ 1000.00  
 d. Real Property Transfer Tax Due              \$ 3.90

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 Susan Bee Capacity: Title Agent  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael D. Morelli, Co-Trustee  
 Address: 5400 Point View Way  
 City: Sparks  
 State: NV                              Zip: 89431

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ricky Dean Savage  
 Address: 69 Leeds Court East  
 City: Danville  
 State: CA                              Zip: 94526

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Timeshare Closings for Less Inc      Escrow # \_\_\_\_\_  
 Address: 1540 International Parkway  
 City: Lake Mary                              State: FL                              Zip: 32746