

APN: 1319-30-644-094 (ptn)

R.P.T.T.: \$ 0.00

Recording Requested By:

Wilson Title Services

4045 S. Spencer St #A62

Las Vegas, NV 89119

After Recording Mail To:

Wilson Title Services

4045 S. Spencer St #A62

Las Vegas, NV 89119

Send Subsequent Tax Bills To:

Holiday Inn Club Vacations Incorporated

9271 S John Young Pkwy

Orlando, FL 32819

Interval ID: 3718401A

AFFIDAVIT TERMINATING JOINT TENANCY

The undersigned, Deborah A. Flynn, of legal age, being first duly sworn, deposes and states the following as required by NRS 111.365:

1. That Thomas E. Flynn having become deceased on December 31, 2021 at Lake County, Florida, pursuant to the attached certified copy Certificate of Death, is the same person as named as one of the parties in that certain **Grant, Bargain, and Sale Deed** dated October 7, 1988 by Harich Tahoe Developments to Thomas E. Flynn and Deborah A. Flynn, husband and wife as joint tenants with right of survivorship, recorded on October 17, 1988, as Recorded Document No. 1988-188721, of Official Records of the Douglas County Recorder's Office, Douglas County, State of Nevada.

1. The real property subject hereof is situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

2. That the undersigned affiant, Deborah A. Flynn is the surviving joint tenant of the named decedent.

Contract # 6749357

Affidavit Terminating Joint Tenancy –
Ridge Tahoe

I, Deborah A. Flynn, hereby affirm that this document submitted for recording contains personal information (social security number, driver's license numbers or identification card number) of a person as required by a specific law, public program or grant that requires the inclusion of the personal information. The Nevada Revised Statute (NRS), public program or grant referenced is (NRS) 40.525.

DATED this 14 day of October, 2022.

Deborah Flynn
Affiant: **Deborah A. Flynn**

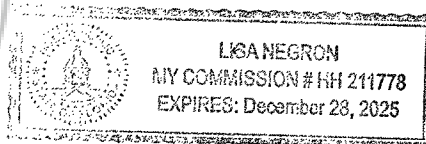
STATE OF: Florida)
COUNTY OF: Levy) Ss

THIS instrument was acknowledged before me this 14 day of October, 2022, by Deborah A. Flynn, who is personally known to me or has produced FL Driver License as identification.

WITNESS my had and seal at office, on this 14 day of October, 2022

Lisa Negron
Notary Public Signature

Lisa Negron
Notary Public Printed Name
My Commission Expires: 12.28.2025



Notary Public
State of Florida
Lisa Negron
Commission # HH211778
(SEAL)
Expires: December 28, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
Ridge Tahoe (Lot 37)

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

That certain timeshare estate, as said timeshare estate is defined 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 Six, recorded December 18, 1990, as Document no. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, as each may be amended, supplemented, and amended and restated from time to time (collectively, the "Declarations") and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, which timeshare estate is comprised of:

an undivided 1/102nd interest as tenants in common, with each interest having a 1/102nd interest in and to that certain real property and improvements as follows:

- (A) An undivided 1/106th interest in and to Lot 37 as shown on 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and
- (B) Unit No. **184** as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in **Even** numbered years in the _ "Season" as defined in and in accordance with said Declarations.

A Portion of APN: **1319-30-644-094**

As shown with Interval Id # **3718401A**

Contract No: **6749357**

Ridge Tahoe (Lot 37 - Bi-Annual)

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2021261240

DATE ISSUED: JANUARY 7, 2022

DECEDENT INFORMATION

DATE FILED: JANUARY 6, 2022

NAME: THOMAS EDWARD FLYNN

DATE OF DEATH: DECEMBER 31, 2021

SEX: MALE SSN: [REDACTED] 3686 AGE: 072 YEARS

DATE OF BIRTH: JULY 26, 1949

BIRTHPLACE: BRIDGEPORT, CONNECTICUT, UNITED STATES

PLACE OF DEATH: INPATIENT

FACILITY NAME OR STREET ADDRESS: SOUTH LAKE HOSPITAL

LOCATION OF DEATH: CLERMONT, LAKE COUNTY, 34711

RESIDENCE: 198 BALMY COAST RD., GROVELAND, FLORIDA 34736, UNITED STATES COUNTY: LAKE

OCCUPATION, INDUSTRY: QUALITY CONTROL MANAGER, MEDICAL INSTRUMENTS

EDUCATION: BACHELORS DEGREE

EVER IN U.S. ARMED FORCES? YES

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: DEBORAH STULTZ

FATHER'S/PARENT'S NAME: EDWARD FRANCIS FLYNN

MOTHER'S/PARENT'S NAME: ADELE MUIRHEAD

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: DEBORAH A FLYNN

RELATIONSHIP TO DECEDENT: WIFE

INFORMANT'S ADDRESS: 198 BALMY COAST RD., GROVELAND, FLORIDA 34736, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: CHARLES J BECKER, F045111

FUNERAL FACILITY: BECKER FUNERAL HOME F040083

806 W MINNEOLA AVE, CLERMONT, FLORIDA 34711

METHOD OF DISPOSITION: CREMATION

PLACE OF DISPOSITION: METRO CREMATORY INC.

OCOOE, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 HOUR): 0733

DATE CERTIFIED: JANUARY 4, 2022

CERTIFIER'S NAME: RAHUL CHANDRESHKUMAR BORSADIA

CERTIFIER'S LICENSE NUMBER: ME109793

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): ANDREW SAN ANTONIO, MD

CAUSE OF DEATH AND INJURY INFORMATION

MANNER OF DEATH: NATURAL

CAUSE OF DEATH - PART I - AND APPROXIMATE INTERVAL: ONSET TO DEATH

a. ACUTE HYPOXIC RESPIRATORY FAILURE DUE TO

b. ACUTE BILATERAL PULMONARY EMBOLI

c. COLON CANCER, UNSTAGED

d. SQUAMOUS CELL CANCER OF THE LUNG, STAGE 1

PART II - OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I:

ACUTE ISCHEMIC STROKE, NON-ST ELEVATION MI

AUTOPSY PERFORMED? NO

AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH?

DATE OF SURGERY:

DID TOBACCO USE CONTRIBUTE TO DEATH? UNKNOWN

REASON FOR SURGERY:

PREGNANCY INFORMATION: NOT APPLICABLE

DATE OF INJURY: NOT APPLICABLE

TIME OF INJURY (24 HOUR):

INJURY AT WORK?

LOCATION OF INJURY:

DESCRIBE HOW INJURY OCCURRED:

PLACE OF INJURY:

IF TRANSPORTATION INJURY, STATUS OF DECEDENT:

TYPE OF VEHICLE:

, STATE REGISTRAR

REQ: 2023513296

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THIS DOCUMENT WILL NOT PRODUCE A COLOR COPY.



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DH FORM 1947 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

