



SHAWNYNE GARREN, RECORDER E05

FILED FOR RECORD AT REQUEST OF:
Charles E. Schinner

WHEN RECORDED RETURN TO:
Charles E Schinner & Tina M Schinner
2417 E Bonita Canyon Dr
Green Valley, AZ 85614

THIS SPACE PROVIDED FOR RECORDER'S
USE

Quit claim Deed

For and in consideration of \$1.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Charles E Schinner, married, of 2417 E Bonita Canyon Dr, Green Valley, AZ 85614 USA, (the "Grantor"), conveys, as well as quitclaims, unto Charles E Schinner, married, of 2417 E Bonita Canyon Dr, Green Valley, AZ 85614, USA, and Tina M Schinner, married, of 2417 E Bonita Canyon Dr, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

Township 13N, Range 19E, Section 30, S ½ NE ¼ Lot 37, parcel 644 (Assessor Map Pg 1319-30-6)

An undivided 1/51st interest as tenants in common 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, rerecorded 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. 167 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 each year in the Prime "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-286-09

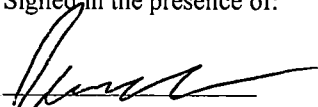
Being all or part of the same property described in the County Register's Deed Book 1192, Page 4738.


TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: August 20, 2023

Signed in the presence of:


Witness signature


Charles E Schinner

Jacob Urbano
Witness name

Grantor Acknowledgement

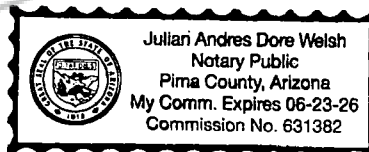
STATE OF ARIZONA

COUNTY OF Pima

On this 22nd day of August, 2023, before me, Julian Dore Welsh notary public in and for the State of Arizona, Charles E Schinner, known to me or proven on the basis of satisfactory evidence to be the Grantor, acknowledged this Quitclaim Deed to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

Julian D. Dore Welsh (SEAL)
Notary Public for the State of Arizona



County of Pima

My commission expires: 6-23-26

Send Subsequent Tax Bills to: Charles E Schinner, 2417 E Bonita Canyon Dr, Green Valley, AZ 85614, USA	Drafted By: Charles E Schinner
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STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)
 (a) 42-286-09 portion
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input checked="" 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 type="checkbox"/> Other	

Ref #1641

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ N/A

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: #5

b. Explain Reason for Exemption: Adding wife to the title

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 Charles Schinner Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Charles Schinner

Address: 2417 E. Bonita Canyon

City: Green Valley

State: AZ Zip: 85614

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Tina Schinner

Address: 2417 E Bonita Canyon Dr

City: Green Valley

State: AZ Zip: 85614

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____