

DOUGLAS COUNTY, NV

2023-1000595

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=2

09/20/2023 09:39 AM

FIRST RELIABLE TRANSFER

SHAWNYNE GARREN, RECORDER

Prepared By and Return To:

Tonya Carnahan
First Reliable Transfers
3741 S. Hwy 27
Suite A
Clermont, FL 34711

File No. 2023070019

Property Appraiser's Parcel I.D. (folio) Number(s):

42-285-03

WARRANTY DEED

THIS WARRANTY DEED dated 9/8, 2023, by Tonya Carnahan and Jerry Carnahan, wife and husband whose post office address is 3238 Womble Ridge Road, Ethridge, Tennessee 38456 hereinafter called the grantor, to Steve H. Eaton and Irene M. Griffiths, Joint Tenants with Rights of Survivorship, whose post office address is 8206 Crow Valley Lane, Las Vegas, Nevada 89113 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Douglas County, Nevada, viz:

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. 145 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 Timeshare 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 swing "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 42-285-03

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2022.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Levi Huntley
(Witness #1 Signature)

Levi Huntley
(Witness #1 Printed Name)

Carleigh Brown
(Witness #2 Signature)

Carleigh Brown
(Witness #2 Printed Name)

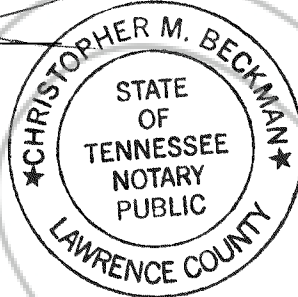
Tonya Carnahan
Tonya Carnahan

Jerry Carnahan
Jerry Carnahan

STATE OF TN
COUNTY OF Lawrence

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of September, 2023, by Tonya Carnahan and Jerry Carnahan, who is personally known to me or has produced _____ as identification.

Christopher M. Beckman
Notary Public
Exp: 7/30/25



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-285-03
 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) _____
 Transfer Tax Value: \$500.00
 Real Property Transfer Tax Due: \$195

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: n/a

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 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 _____ Capacity _____ Agent _____

Signature _____ Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tonya Carnahan and Jerry Carnahan
 Address: 3238 Womble Ridge Road
 City: Etheridge
 State: TN Zip: 38456

Print Name: Steven H Eaton and Irene M Griffiths
 Address: 8206 Crow Valley Lane
 City: Las Vegas
 State: NV Zip: 89113

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First Reliable Transfers Escrow # 2023070019
 Address: 3741 Hwy 27 Suite A
 City: Clermont State: FL Zip: 34711

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