

Recording Requested By
J. WILMAR JENSEN

Return to
JENSEN & JENSEN
1514 H Street
Modesto, CA 95354

APN: 1319-30-644-112

DOUGLAS COUNTY, NV 2023-1002797
Rec:\$40.00
Total:\$40.00 12/01/2023 09:57 AM
JENSEN & JENSEN ATTORNEYS Pgs=5



SHAWNYNE GARREN, RECORDER E07

WARRANTY DEED

THIS INDENTURE Made this 25th day of October, 2023, between JAMES W. PECK and ANNAMARY D. PECK, Trustees of THE JAMES W. PECK AND ANNAMARY D. PECK 2016 TRUST, whose address is 3729 E. Glen Circle, Modesto, California, 95355, hereinafter called the "Grantor", and JAMES W. PECK and ANNAMARY D. PECK, as joint tenants, with right of first survivorship, hereafter called the "Grantee".

Witnesseth: That said Grantor, for good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described timeshare, lying and being in Douglas County, Nevada, to wit:

Time Share Legal Description for Ridge Tahoe of which is attached hereto as Exhibit "A" and incorporated herein by this reference.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

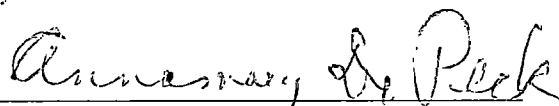
"Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

GRANTOR:

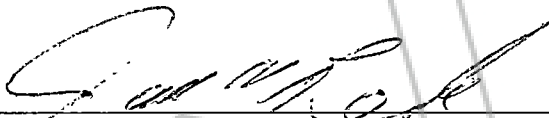
THE JAMES W. PECK AND
ANNAMARY D. PECK 2016 TRUST

By 
JAMES W. PECK, Trustee

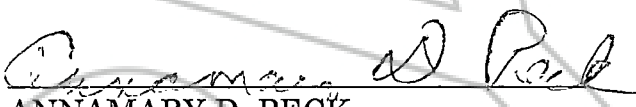
By 
ANNAMARY D. PECK, Trustee

Per NRS 111.312 – The Legal Description appeared previously in Deed recorded on March 31, 2010, as Document No. 761247n Douglas County Records, Douglas County, Nevada.

GRANTEE:



JAMES W. PECK



ANNAMARY D. PECK

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
County of Stanislaus)

On October 25, 2023, before me, HOPE CARMO, Notary Public, personally appeared **JAMES W. PECK and ANNAMARY D. PECK**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded a Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 201 as shown and defined as said Last Condominium Plan.

PARCEL TWO:

- (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.B.&M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133170 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B.&M. 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 modifications thereof: (1) recorded September 25, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3- 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B.&M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of the Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which as interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Fourt above for all of the purposes provided for in the Fourth Amended and Restated Declarations of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the prime season, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-644-112
 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

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: 12/1/23
 Notes: Trust or NAB
Hope states "w/o consideration"

3. a. Total Value/Sales Price of Property \$ 0.000
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section #7
 b. Explain Reason for Exemption: Transfer from Trust to Beneficiaries
Revenue Tax and Exemption Code 11930

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 *James W. Peck* Capacity: James W. Peck, Trustee
 Signature *James W. Peck* Capacity: James W. Peck, Trasferor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The James W. Peck and Annamary D. Peck 2016 Trust
 Address: 3729 E. Glen Circle
 City: Modesto
 State: CA Zip: 95355

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James W. Peck and Annamary D. Peck
 Address: 3729 E. Glen Circle
 City: Modesto
 State: CA Zip: 95366

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: JENSEN & JENSEN
 Address: 1514 H Street
 City: Modesto

Escrow # N/A
 State: CA Zip: 95354

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED