

DOUGLAS COUNTY, NV

2023-997051

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

06/02/2023 10:00 AM

UDEED, LLC

SHAWNYNE GARREN, RECORDER

E07

APN: 1319-30-645-003

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

Exempt: (7)

Recording Requested By:

smart!DEEDS, LLC
1349 Galleria Drive, Ste. 100
Henderson, NV 89014-8624

After Recording Mail To:

smart!DEEDS, LLC - 107193
1349 Galleria Drive, Ste. 100
Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Joanne S. Bender, Trustee
5034 Buckthorn Court
Santa Rosa, CA 95409

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Joanne S. Bender, a widow not since remarried**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Joanne S. Bender, Trustee of the Joanne S. Bender Family Revocable Trust, dated February 28, 2023**, whose address is 5034 Buckthorn Court, Santa Rosa, California 95409,

ALL that real property 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.

MORE commonly known as: **350 Ridge Club Drive, Stateline, Nevada 89449**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 17 day of April, 2023.

Joanne S. Bender
Joanne S. Bender

STATE OF _____)

ss

COUNTY OF _____)

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Joanne S. Bender.**

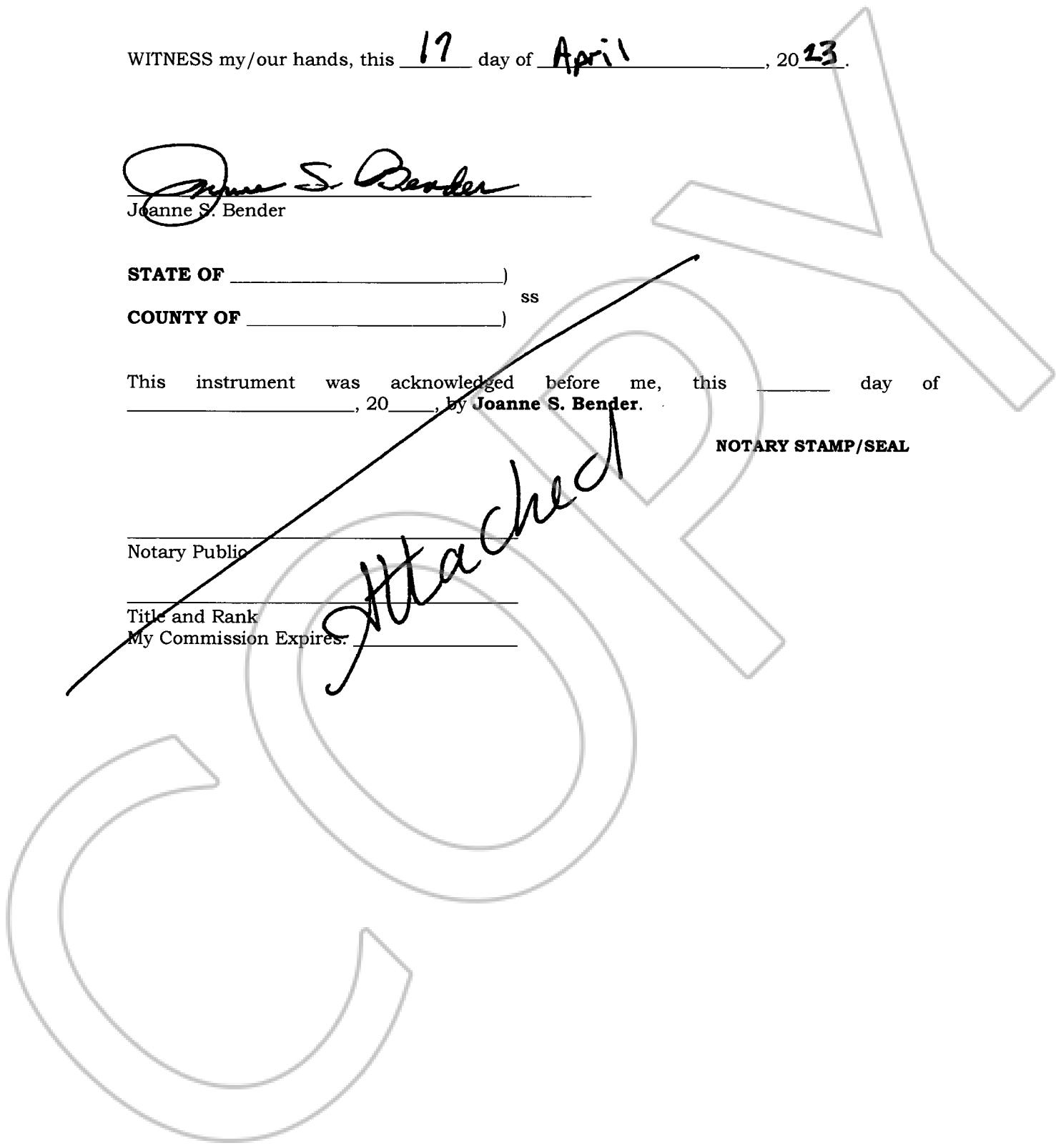
NOTARY STAMP/SEAL

Notary Public

Title and Rank

My Commission Expires.

Attached



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189



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 Sonoma

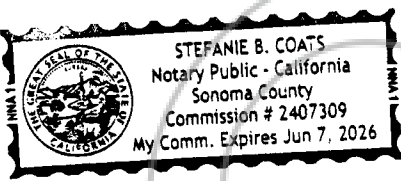
On April 17, 2023 before me, Stefanie B. Coats, ^{notary public}
Date Here Insert Name and Title of the Officer

personally appeared Joanne S. Bender
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Stefanie B. Coats
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____



EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF DOUGLAS, AND STATE OF NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN UNDIVIDED 1/51ST INTEREST IN THE CASCADE BUILDING AT "THE RIDGE TAHOE", OWNERSHIP #4229008A.

AN UNDIVIDED 1/51ST INTEREST AS TENANTS IN COMMON IN AND TO THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS AS FOLLOWS:

(A) AN UNDIVIDED 1/48THS INTEREST IN AND TO LOT 42 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-14TH AMENDED MAP, RECORDED APRIL 1, 1994, AS DOCUMENT NO. 333985, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, EXCEPTING THEREFROM UNITS 255 THROUGH 302 (INCLUSIVE) AS SHOWN ON SAID MAP; AND

(B) UNIT NO. 290 AS SHOWN AND DEFINED ON SAID MAP; TOGETHER 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 SEVEN RECORDED APRIL 26, 1995, AS DOCUMENT NO. 360927, AS AMENDED BY AMENDED AND RESTATED DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE SEVEN, RECORDED MAY 4, 1995, AS DOCUMENT NO. 361461; AND AS FURTHER AMENDED BY THE SECOND AMENDMENT OF DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE SEVEN RECORDED ON OCTOBER 17, 1995 AS DOCUMENT NO. 372905, AND AS DESCRIBED IN THE FIRST AMENDED RECITATION OF EASEMENTS AFFECTING THE RIDGE TAHOE RECORDED JUNE 9, 1995 AS DOCUMENT NO. 363815, AND SUBJECT TO SAID DECLARATIONS; WITH THE EXCLUSIVE RIGHT TO USE SAID INTEREST, IN LOT 42 ONLY, FOR ONE WEEK EACH YEAR IN ACCORDANCE WITH SAID DECLARATIONS.

TOGETHER WITH A 13-FOOT WIDE EASEMENT LOCATED WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, MDB&M, DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS EASEMENT SAID POINT BEARS S. 43° 19' 06" E., 472.67 FEET FROM CONTROL POINT "C" AS SHOWN ON THE TAHOE VILLAGE UNIT NO. 3, 13TH AMENDED MAP, DOCUMENT NO. 269053 OF THE DOUGLAS COUNTY RECORDER'S OFFICE;

THENCE S 52° 20' 29" E., 24.92 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 36 AS SHOWN ON SAID 13TH AMENDED MAP;

THENCE S. 14° 00' 00" W., ALONG SAID NORTHERLY LINE, 14.19 FEET;

THENCE N. 52° 20' 29" W., 30.59 FEET;

THENCE N. 37° 33' 12" E., 13.00 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312 - The Legal Description appeared previously in **Quitclaim Deed**, recorded on **September 29, 2010**, as Document No. **0770835** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-645-003
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

3. a. Total Value /Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
 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 without consideration to a trust.

5. Partial Interest: Percentage being transferred: N/A %
 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: *Joanne S. Bender* Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joanne S. Bender
 Address: 5034 Buckthorn Court
 City: Santa Rosa
 State: California Zip: 95409

Print Name: Joanne S. Bender Family Revocable Trust
 Address: 5034 Buckthorn Court
 City: Santa Rosa
 State: California Zip: 95409

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: smart!DEEDS, LLC – 107193 Escrow #: _____
 Address: 1349 Galleria Drive, Suite 100
 City, State, Zip: Henderson, NV 89014-8624

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