

Quit Claim Deed for the State of Nevada

DOUGLAS COUNTY, NV 2023-997369
RPTT:\$1.95 Rec:\$40.00 06/12/2023 09:30 AM
Total:\$41.95
DEAN ROWEN Pgs=4



SHAWNYNE GARREN, RECORDER

When recorded, mail to:

Dean Rowen
255 Plymouth St.
Cambria CA 93428

A.P.N. A ptn of 1319-30-645-003

R.P.T.T. 1.95 Dean Rowen

THIS INDENTURE WITNESSETH: That Dean Rowen in consideration of Zero DOLLARS (\$ 0), the receipt of which is hereby acknowledged, do(es) hereby remise, release and forever quitclaim to James & Michelle Saxton all that real property situate in the City of Stateline, County of Douglas, State of Nevada, more particularly described as follows:

See Attached Exhibit "A" (42)

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

WITNESS my/our hand(s) this _____ day of _____, 20_____.

State of _____
County of _____

please see attached acknowledgment

This instrument was acknowledge before me on _____ by _____

DISCLAIMER AND WARNING

It is strongly advised that the party intending to use this document consult with an attorney to ascertain the appropriateness of this document for any specific use. Misuse of this form can have serious legal consequences. The provider of this document specifically disclaims any liability for the inappropriate use or misuse of this document.

DR
Signature

6-1-23
Date

Dean Rowen
Printed Name

Owners
Title/Authority

Laudon Rowen
Signature

Laudon Rowen
Printed name

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 San Luis Obispo

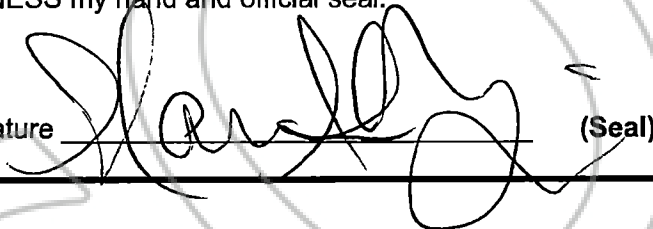
on June 1, 2023 before me, Maureen A. Dingman, Notary Public
(insert name and title of the officer)

personally appeared Dean Rowen & Laudon Rowen
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)

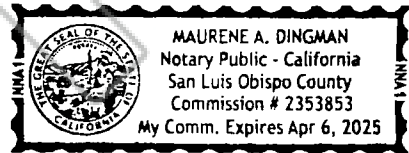




EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th 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. 269 as shown and defined on said map; 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 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 to 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.

A Portion of APN: 1319-30-645-003

This document is recorded as an
ACCOMMODATION ONLY and without liability
for the consideration therefore, or as to the
validity or sufficiency of said instrument, or
for the effect of such recording on the title of
the property involved.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) Aptn of 1319-30-645-003
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: \$ 101. -
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ 101. -
Real Property Transfer Tax Due: \$ 1.95

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

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 [Signature] Capacity Seller

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Dean Rowen & Laudon Rowen
Address: 255 Plymouth St.
City: Cambria
State: CA Zip: 93428

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: James Saxton & Michelle Saxton
Address: 2176 Stansfield Dr.
City: Roseville
State: CA Zip: 95747

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____