

DOUGLAS COUNTY, NV

2024-1004564

RPTT:\$9.75 Rec:\$40.00

\$49.75 Pgs=3

02/08/2024 08:24 AM

ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

A Portion of APN: 1319-30-712-011

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:

Melanie A. Fallis
3406 NW Blackcomb Drive
Portland, OR 97229

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

QUIT CLAIM DEED

FOR NO CONSIDERATION, Melanie A. Fallis, ("Grantor"), does hereby QUIT CLAIM, TRANSFER and CONVEY all of her right, title, and interest to Kevin M. Fallis, a married man, and Jennifer A. Berry, a married woman, as tenants in common ("Grantees"), each with a 50% interest in a portion of all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as **EXHIBIT A**, attached hereto and incorporated by reference.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Point dated October 8, 1997 and recorded on November 5, 1997, as Document no. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

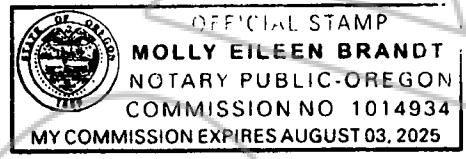
[Signature and Notarial Page Follows]

#117

DATED this 6th day of February, 2024.

Melanie Ann Fallis
MELANIE A. FALLIS, Grantor

STATE OF Oregon)
) ss.
COUNTY OF Washington



This instrument was acknowledged before me on February 6, ~~January 6,~~ 2024, by Melanie A. Fallis.
MB

MBrandt
NOTARY PUBLIC

EXHIBIT "A" (160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South $31^{\circ}11'12''$ East 81.16 feet; thence South $58^{\circ}48'39''$ West 57.52 feet; thence North $31^{\circ}11'12''$ West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of $18^{\circ}23'51''$, an arc length of 57.80 feet the chord of said curve bears North $60^{\circ}39'00''$ East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in odd -numbered years in accordance with said Declaration.

A portion of APN: 0000-40-050-460

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2002 APR 12 AM 9: 54

LINDA SLATER
RECORDER

\$15⁰⁰ PAID *K2* DEPUTY

0539300

BK 0402 PG 03293

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s):**
 (a) a portion of 1319-30-712-011
 (b) _____
 (c) _____
 (d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

2. **Type of Property:**
 (a) Vacant Land (b) SFR
 (c) Condo/Townhouse (d) 2-4 Plex
 (e) Apartment Building (f) Commercial/Ind.
 (g) Agricultural (h) Mobile Home
 (i) Other: Timeshare

3. **Total Value/Sale Price of Property:** \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property): \$ _____
 Transfer Tax Value: \$ 2,500.00
 Real Property Transfer Tax Due: \$ 9.75

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per.
 b. Explain Reason for Exemption:

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: _____ Capacity Seller, Agent for Melanie Fallis
 Signature: _____ Capacity Buyer, Agent for Kevin M. Fallis and Jennifer A. Berry

SELLER (GRANTOR) INFORMATION
(Required)

Name: Melanie Fallis
 Address: 2406 NW Blackcomb Drive
 City/State/Zip: Portland, OR 97229

BUYER (GRANTEE) INFORMATION
(Required)

Name: Kevin M. Fallis, a married man, and Jennifer A. Berry, a married woman, as tenants in common, each with a 50% interest.
 Address: 12319 Calle Albara, #4
 City/State/Zip: El Cajon, CA 92019

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

Print Name: ALLING & JILLSON, LTD.
 Address: Post Office Box 3390
 Lake Tahoe, NV 89449

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