DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

2024-1005692 03/18/2024 09:28 AM

MITCHELL REED SUSSMAN & ASSOCIATES

SHAWNYNE GARREN, RECORDER

APN# 42-230-13

WHEN RECORDED, MAIL TAX STATEMENTS TO:

> The Ridge Sierra Property Owners Assoc. 3064 Silver Sage Drive, Suite 150 Carson City, NV 89701

RETURN ORIGINAL TO:

Jeffrey S. Corcoran c/o Sussman & Associates 1602 Willow Leaf Dr. Hemet, CA 92545

QUIT CLAIM DEED

This Deed, created this 5th day of	January , 2024	between Dennis R	. Allen, as to an	
undivided 1/2 interest, and Vicky Allen F.K	.A. Vicky Deleone, as to an un	divided 1/2 interest	as "Grantor",	
whose address is 350 Sylvan Ave., Boulder C	Creek, CA 95006			
, for	and in consideration of \$500.0	0 herebyacknowledged	as received, does	
hereby conveys, transfers, relinquishes, and surrenders to The Ridge Sierra Property Owners Association, a				
Nevada nonprofit nonstock corporation	as "Grantee", whose add	lress is 3064 Silver Sag	ge Drive,	
Suite 150 Carson City, NV 89701		the re	eal property in the	

County of Douglas, State of Nevada, more particularly described as:

All that certain lot, piece, or parcel of land situate in the County of Douglas, State of Nevada, described as follows: A timeshare estate comprised of:

PARCEL 1:

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

- (a) An undivided 1/8 interest as tenants in common, in and to the Common Area of Lot 3 of Tahoe Village Unit Number 3, as shown on the map recorded December 27, 1983 as Document Number 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment map recorded April 21, 1986 as Document Number 133713, Official Records of Douglas County, State of Nevada.
- (b) Unit Number B1 as shown and defined on said condominium map recorded as Document Number 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A nonexclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on, and through the Common Areas as set forth in said condominium map recorded as Document Number 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment map recorded as Document Number 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the nonexclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above, during one "use week" within the "Prime use season" as that term is defined int he First Amended Restated Declaration of Time Share Covenants, Conditions, and Restrictions for The Ridge Sierra of Nevada (the C,C &R's"). The above described exclusive and nonexclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the C,C &R's.

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

*Continued on Exhibit "A" attached

IN WITNESS WHEREOF, Grantor has caused its name to be aff executed by its general partner thereunto duly authorized.	ixed hereto and this instrument to be
Dated as of March 10, 2024	\wedge
·	NŢOR"
	D M
Name	
	Dennis R. Allen
Name	
	Vicky Allen U
<u> </u>	
STATE OF NEVADA	
COUNTY OF	
)
This instrument was acknowledged before me on(date) by
Dennis R. Allen and Vicky Allen (name	e(s) of person(s)).
Notary Public	
	1 .
Printed Name:	See outoched
	See "
My Commission Expires:	W.
DO NOT STAMP OVER TEXT	
INK STAMP REQUIRED	
_	

Exhibit "A" Continuation of Legal Description

Subject to any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights, rights of way, agreements, and the First Amended and Restated Declaration of Time Share Covenants, Conditions, and Restrictions recorded May 14, 1986 in Book 586, Page 1232, as Document Number 134786. 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 all and singular the premises, together with the appurtenances, unto said Grantee and their assigned forever.

The preparer of this Deed makes no representation as to the status of title nor property use or any zoning regulations, covenants, or restrictions concerning the described property herein nor any matter except the validity of the form of this instrument prepared at the request of Sussman and Associates law firm.

This being the same property conveyed to Grantor herein by Harlest Management, Inc. in Deed dated May 29, 1988 and recorded June 9, 1988 in the Official Records of Douglas County, Nevada in Book 688, Pages 1412-1414, as Document Number 179758.



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 personally appeared Name(s) of Sianer(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. ELFEGA G. LARSEN ary Public - California WITNESS my hand and official seal. Alameda County Commission # 2270601 iy Comm. Expires Jan 9, 2023 Signature Place Notary Seal and/or Stamp Above 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: Signer's Name: □ Corporate Officer – Title(s): ☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General □ Individual ☐ Attorney in Fact ☐ Attorney in Fact ☐ Individual □ Trustee ☐ Guardian or Conservator □ Trustee □ Guardian or Conservator

□ Other:

Signer is Representing: _

Signer is Representing:

☐ Other:

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	\wedge
a. 42-230-13	
b	\ \
c	\ \
d	\ \
2. Type of Property:	
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	BookPage:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
✓ Other Timeshare	
3.a. Total Value/Sales Price of Property	\$ 500.00
b. Deed in Lieu of Foreclosure Only (value of pro	
c. Transfer Tax Value:	\$ 500.00
d. Real Property Transfer Tax Due	\$ 1.95
	7.7.5
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	
	pon to substantiate the information provided herein.
Furthermore, the parties agree that disallowance of	
· / · · ·	of the tax due plus interest at 1% per month. Pursuant
	tly and severally liable for any additional amount owed.
Signature / 17/1/	Capacity: Grantor / Seller
Signature & Coly & Clen -	Capacity: Grantor / Seller
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Dennis R. Allen and Vicky Allen	Print Name: The Ridge Sierra Property Owners
Address: 350 Sylvan Ave.	Address: 3064 Silver Sage Drive, Suite 150
City: Boulder Creek	City: Carson City
State: California Zip: 95006	State: Nevada Zip: 89701
COMPANY/PERSON REQUESTING RECOR	
Print Name: c/o Sussman & Associates	Escrow #
Address: 1602 Willow Leaf Drive	
City: Hemet	State: California Zip: 92545

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED