

DOUGLAS COUNTY, NV

2024-1006482

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

04/10/2024 08:40 AM

TIMELY ACQUISITIONS LLC

SHAWNYNE GARREN, RECORDER

**APN:** a portion of 42-283-02

**R.P.T.T.:** \$1.95

Exempt: N/A

**Recording Requested By:**

Anthony R. Podue  
1367 W. 21st St.  
San Pedro, CA 90732

**After Recording Mail To:**

Timely Acquisitions LLC  
18005 Saddlehorn Lane  
Mansfield, TX 76063

**Send Subsequent Tax Bills To:**

Ridge Tahoe P.O.A.  
P.O. Box 5790  
Stateline, NV 89449

Account No.: **37-056-43-01**

Consideration: \$500.00

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Anthony R. Podue, an unmarried widower, as his sole and separate property**, whose address is 1367 W. 21st St., San Pedro, CA 90732, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Steve McLoud, a single man as tenant in severalty**, whose address is 18005 Saddlehorn Lane, Mansfield, TX 76063 hereinafter called "Grantee",

The following described real property situated in the County of **Douglas**, State of **Nevada**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Warranty Deed**, recorded on **November 16, 1990**, as Document No. **1990-239304**, Book No. **1190** Page No. **2909**; in Douglas County Records, Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and revisions, 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, rights of way, agreements, and Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, 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 Hold all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

WITNESS my/our hands, this 20 day of 20 July, 2022.

[Signature]  
**Anthony R. Podue**

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.

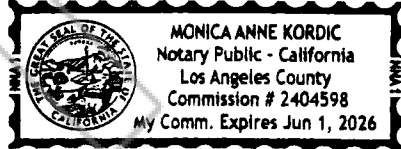
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On this 20<sup>th</sup> day of July, 2022, before me (insert NAME and TITLE of OFFICER) Monica Anne Kordic, Notary Public, personally appeared **Anthony R. Podue**, 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 by 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 and County above mentioned, that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]  
Notary Public  
Notary Public  
Title and Rank  
My Commission Expires: 06.01.2026



**Note to Notary:** Please keep seal out of the margins on all sides and do not place it over print of the document. **ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.**

I/We, **Anthony R. Podue**, hereby affirm that this document submitted for recording does not contain a social security number.

[Signature]  
**Anthony R. Podue**

Grantor  
Title

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A Timeshare Estate comprised of:

**Parcel One:**

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

- (A) An undivided 1/106th interest in and to **Lot 37 of Tahoe Village Unit No. 3 - 10th** Amended Map recorded September 21, 1990, as Document No. 235008, Official Records of Douglas County, State of Nevada. Excepting therefrom Units **039** through **080**, inclusive, and Units **141** through **204**, inclusive, as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. **056** as shown and defined on 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. 133178 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. 3-10<sup>th</sup> 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 the modifications thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records; and recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records; and recorded July 26, 1989, as Document No. 207446 in Book 789, Page 3011 of Official Records

**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 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:**

An 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 on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an 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 Four above for all the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada, during **ONE** use week within the "**SWING Season**" as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights 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) portion of 42-283-02  
 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

|  |            |
|--|------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |            |
| BOOK _____                             | PAGE _____ |
| DATE OF RECORDING: _____               |            |
| NOTES: _____                           |            |

3. Total Value/Sales Price of Property: \$ \$500.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 Transfer Tax Value: \$ \$500.00  
 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 Bryan Chandler Capacity Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Anthony Podue  
 Address: 1367 W. 21st St.  
 City: San Pedro  
 State: CA Zip: 90732

Print Name: Steve McLoud  
 Address: 18005 Saddlehorn Lane  
 City: Mansfield  
 State: TX Zip: 76063

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Timely Acquisitions LLC Escrow # \_\_\_\_\_  
 Address: 18005 Saddlehorn Lane  
 City: Mansfield State: TX Zip: 76063

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