

APN: Portion of 1319-30-723-012

After Recording, Mail to:

Steve Gaffney
P.O. Box 1607
Lake Worth, FL 33460



SHAWNYNE GARREN, RECORDER E03

Mail Tax Statements to:

RIDGE TAHOE PROP OWNERS ASSN
9271 S JOHN YOUNG PKWY
ORLANDO, FL 32819

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

QUITCLAIM DEED

By this instrument dated April 10, 2024, for a valuable consideration,

D. MICHAEL HANLEY, a married man, and STEVEN M. GAFFNEY, a single man, Grantors, do hereby remise, release and forever quitclaim to D. MICHAEL HANLEY, a married man as to an undivided one-half interest, and STEVEN M. GAFFNEY, a single man as to an undivided one-half interest, as tenants-in-common, the following described Real Property in the unincorporated area of the County of Douglas, State of Nevada:

PARCEL ONE:

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

(a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of official records Douglas County, State of Nevada.

Excepting therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Records.

(b) Unit No. 131 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county

and state, 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.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41, as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

(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.M.,

(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th Amended map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada.

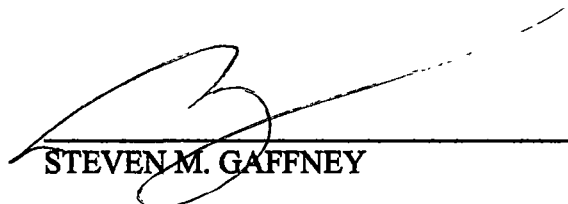
PARCEL FIVE:

The exclusive right to use said UNIT 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 during ONE "use week" within the winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above-described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

Per NRS 111.312, this legal description was previously recorded at Document No. 154711, Book 587, Pages 1206-1207, on May 13, 1987.

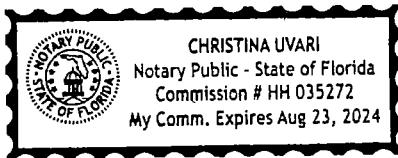
Witness my/our hand(s) this 10th day of April, 2024.


D. MICHAEL HANLEY


STEVEN M. GAFFNEY

Subscribed and sworn to before me by D. Michael Hanley this 9th day of April, 2024.

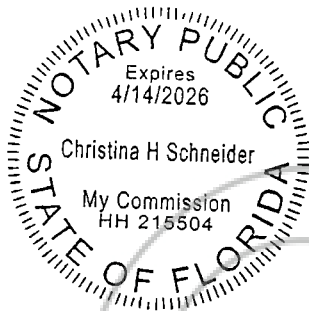
[Seal]



[Signature]
NOTARY PUBLIC

Subscribed and sworn to before me by Steven M. Gaffney this 10th day of April, 2024.

[Seal]



[Signature]
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s)**
 a) Portion of 1319-30-723-012
 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 Condo timeshare

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

3. **Total Value/Sales Price of Property:** \$ -0-
 Deed in Lieu of Foreclosure Only (value of property): \$ -0-
 Transfer Tax Value: \$ -0-
 Real Property Transfer Tax Due: \$ -0-

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: This is a transfer only to recognize the fee title owners as tenants-in-common rather than joint tenancy, without consideration.

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 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: *D. Michael Hanley* Capacity: Grantor

Signature: _____ Capacity: Grante

SELLER (GRANTOR) INFORMATION (Required)

Print Name: D. Michael Hanley and Steven M. Gaffney

Address: P.O. Box 1607

City/State/Zip: Lake Worth, FL 33460

BUYER (GRANTEE) INFORMATION (Required)

Print Name: D. Michael Hanley and Steven M. Gaffney

Address: 153 Elaine Rd.

City/State/Zip: West Palm Beach, Fl. 33413

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423