

APN# 1319-30-645-003

Recording Requested by/Mail to:

Name: JAMES BRIAN SCHNEIDER

Address: 4835 CASCADE RD SE STE 2

City/State/Zip: GRAND RAPIDS, MI 49546

Mail Tax Statements to:

Name: JAMES BRIAN SCHNEIDER

Address: 4835 CASCADE RD SE STE 2

City/State/Zip: GRAND RAPIDS, MI 49546

SHAWNYNE GARREN, RECORDER

E03



ORDER REGARDING OWNERSHIP TRANSFER OF TIMESHARE

Title of Document (required)

Please complete the Affirmation Statement below:

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380 (1)(A) & NRS 40.525 (5)
- Military Discharge – NRS 419.020 (2)
- Other NRS \_\_\_\_\_ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

\_\_\_\_\_  
Signature

JAMES BRIAN SCHNEIDER, D.C., C.C.S.P.

Printed Name

This document is being (re-)recorded to correct document # 0565779, and is correcting BK0103PG13571 OR BK0103PG13572, #42-302-30-02, DOCUMENT NO. 96758, BOOK 284, PAGE 5202

STATE OF MICHIGAN  
IN THE CIRCUIT COURT FOR THE COUNTY OF KENT

**REC'D & FILED**

MAY 06 2024

JUDGE GARDNER  
17TH JUDICIAL CIRCUIT

JAMES BRIAN SCHNEIDER,

Plaintiff,

Case No: 16-01699-DO

v

HON. PATRICIA GARDNER

TERRI LE SCHNEIDER,

Defendant.

Thomas A. Kuiper (P47285)  
Jason Siffert (79592)  
Kuiper Kraemer PC  
Attorneys for Plaintiff  
180 Monroe NW, Suite 400  
Grand Rapids, MI 49503  
(616) 454-3700  
[kuiper@k2legal.com](mailto:kuiper@k2legal.com)  
[siffert@k2legal.com](mailto:siffert@k2legal.com)

Terri Le Schneider  
Defendant, In Pro Per  
798 West Edwin St, Apt 507  
Williamsport, PA 17701

**ORDER REGARDING OWNERSHIP TRANSFER OF TIMESHARE**

At a session of this Court, held in the City of Grand Rapids, County of Kent, State of Michigan on MAY 06 2024.

PRESENT: HONORABLE PATRICIA GARDNER  
Circuit Court Judge

Having conducted a hearing on Plaintiff's Motion for Order of Transfer on February 23, 2024, and the Court otherwise being advised in the premises, the Court enters the following Order for the reasons stated on the record:

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 1/48ths 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. 302 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

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

2003 JAN 31 AM 10:21

RECORDS SYSTEMS  
RECORDER

PAID 15.00 KX DEPUTY


0565779

BK 0103 PG 13572

IT IS HEREBY ORDERED AND ADJUDGED that any ownership interest Defendant, Terri Le Schneider, held in the timeshare located at 400 Ridge Club Drive, Stateline, NV, Unit 302 and legally described in Exhibit A is extinguished, and Plaintiff, James Brian Schneider, is the fee simple title holder of the above-referenced real property.

IT IS FURTHER ORDERED AND ADJUDGED that a certified copy of this Order may be filed with the appropriate authority to effectuate a transfer of title to the real property identified herein.

This is a final order and closes the last pending claim before the Court.

  
\_\_\_\_\_  
Honorable Patricia Gardner  
Circuit Court Judge

5/6/2024

Attest: A True Copy

\_\_\_\_\_  
Deputy Clerk

COPY

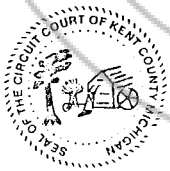
"STATE OF MICHIGAN, COUNTY OF KENT  
I hereby certify that this is a true and correct copy  
of the instrument filed in this office.

- No redactions.
- Redactions pursuant to law.

Witness my hand and official seal this \_\_\_\_\_ day of

**MAY 09 2024**, 20\_\_\_\_."

LISA POSTHUMUS LYONS, CLERK OF THE CIRCUIT COURT



By: *Lisa Posthumus Lyons*

Deputy Clerk

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$0.00  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: 3 - COURT ORDER DIVORCE

5. Partial Interest: Percentage being transferred: 0.00 %

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 Grantor/Grantee

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: JAMES BRIAN SCHNEIDER  
 Address: 4835 CASCADE RD SE STE 2  
 City: GRAND RAPIDS  
 State: MI Zip: 49546

Print Name: JAMES BRIAN SCHNEIDER  
 Address: 4835 CASCADE RD SE STE 2  
 City: GRAND RAPIDS  
 State: MI Zip: 49546

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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