

WHEN RECORDED MAIL TO:

APN 03-080-33

Manoukian, Scarpello & Alling, Ltd.
Post Office Box 3390
Stateline, Nevada 89449

MAIL TAX STATEMENTS TO:

Thomas Yturbide
P.O. Box 855
Zephyr Cove, NV 89448

R.P.T.T. Ev #3

QUIT CLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE FRANK H. AND ANTHONIA P. BARTHOLOMEW TRUST, by and through WILLIAM W. GODWARD, Successor Trustee of that Revocable Trust Agreement dated July 14, 1981, as amended November 19, 1981, does hereby QUIT CLAIM to THOMAS YTURBIDE and PAULA YTURBIDE, husband and wife, as joint tenants, with right of survivorship, all that certain part and parcel of real property, more particularly described as follows:

Bounded on the east by the west or front lines of Lots 4, 5, 6, 7 & 8 of Cave Rock Cove Subdivision No. 1, approved by the County Commissioners, Douglas County, Nevada, on August 3, 1936, and filed with the County Recorder of Douglas County, Nevada on September 26, 1936, and bounded on the north by the north line of said lot 4, extended westerly to the low water line of Lake Tahoe and bounded on the west by the natural low water line of Lake Tahoe and bounded on the south by the south line of said lot 8, extended westerly to the natural low water line of Lake Tahoe.

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

DATED: 2/20/91

William W. Godward
WILLIAM W. GODWARD,
Successor Trustee of
THE FRANK H. AND ANTHONIA P.
BARTHOLOMEW TRUST

STATE OF California)
San Francisco) : ss.
County of San Francisco)

On the 20th day of February, 1991, personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, WILLIAM W. GODWARD, Successor Trustee of The Frank H. and Anthonia P. Bartholomew Trust, known to me to be the person described in and who executed the above instrument freely and voluntarily and for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Iris J. Skates
NOTARY PUBLIC

DEEDS/GODWARD.SJH

246350

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MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

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KINGSBURY SQUARE
P.O. BOX 3390
STATELINE, NEVADA 89449-3390
TELEPHONE (702) 588-6676

CARSON CITY OFFICE
VALLEY BANK BUILDING
800 E. WILLIAM STREET, SUITE 301
CARSON CITY, NEVADA 89701-4052
TELEPHONE (702) 882-4577

At the time Cave Rock Co., Ltd. tract was established, Lots 1 - 17 did not run westerly to the water's edge. Rather the beach area was retained by the developer. In this regard, please note the original map of Cave Rock Co., Ltd., recorded on the 26th day of September, 1936. Note particularly the boundary line on the westerly edge of the lots and the notation "top of beach" appearing below Lot 2 and the line approximating the "foot of beach" and the line describing "low water".

Mr. and Mrs. Bartholomew purchased their property, i.e. Lots 4, 5, 6, 7 & 8 from Cave Rock Co., Ltd. Subsequently, on the 27th day of July, 1950, Cave Rock Co., Ltd. conveyed to the Bartholomews the beach front area lying westerly of Lots 4, 5, 6, 7, & 8, Document No. 7543, Book Z, Page 254.

In July of 1981, the Bartholomews each executed a General Assignment of "all . . . right, title and interest in . . . assets of every kind and description, wherever located, whether real or personal . . ." into their Revocable Trust executed earlier that date. (Said Assignments are being recorded herewith.)

In January of 1982, the Bartholomews transferred to their intervivos trust by quit claim deed their interest in the Cave Rock Co., Ltd. subdivision (Document No. 64551, Book 282, Page 173). However, the legal description referred only to the lots by number and failed to incorporate the acquired beach front.

In January of 1988, the Bartholomew Trust conveyed what the parties thought was all the trust interest in the Cave Rock Co., Ltd. property; however, the legal description at that time failed to include the appropriate beach front property. (Document No. 170620, Book 188, Page 1216) Please note that full real property transfer tax was paid on that transaction.

It is now apparent from my careful review of the records that the legal description used in Document No. 170620 was incorrect; therefore, quit claim deed, picking up the balance of the Bartholomew interest has been prepared and is being tendered herewith. This conveyance is to recognize the true ownership and supplements the previous Bartholomew - Yturbe conveyance.

REQUESTED BY
Manoukian Scarpello et al
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

91 MAR 12 AM 1:16

SUZANNE BEAUREAU
RECORDER
\$ 6.00 PAID Bh DEPUTY

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