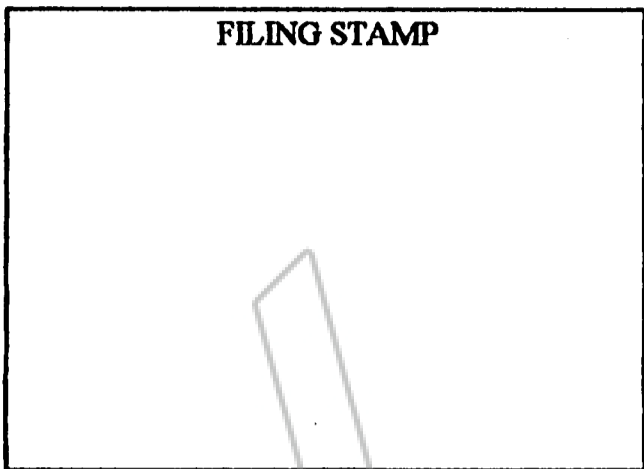


R.P.T.T. \$ #4 Quitclaim Deed



1. **Parties and date.** This quitclaim deed is made on the 5th day of April, 1994, by and between Alan Lawrence Moloff, husband, and Patricia Anne Moloff, wife, whose address is 3548 Kelburn Drive, Fayetteville, NC 28311, hereafter called "grantor", and Alan Lawrence Moloff, whose address is 3548 Kelburn Drive, Fayetteville, NC 28311, hereafter referred to as "grantee". Even if there is more than one grantor or grantee, they will be referred to in the singular for the remainder of this deed.

2. **Future tax statements.** Future tax statements for the property transferred in this deed should be sent to the following name and address: Alan L. Moloff, c/o Lou Moloff, 1057 Pleasant Valley, West Orange, NJ 07052.

3. **Consideration, description, words of conveyance, and estate conveyed.** In consideration of property settlement between the two grantors' for a pending marriage dissolution, grantor hereby releases, transfers, and forever quitclaims to grantee any and all interest which grantor may have in the following real estate or interest in the land, situated in Douglas County, Nevada, to wit:

The Interval Ownership week as set forth below at THE RIDGE TAHOE, located in Douglas County, Nevada, as shown on the Final Condominium Map filed on July 14, 1988, as file number 182057. Unit Type: 2 Bed Room, Prime Season, Unit number 040, One week.

A Timeshare Estate in a Condominium comprised of a Fee as to Parcel No. 1 and an easement as to Parcels 2 through 5. (LEGAL DESCRIPTION PER EXHIBIT "A")

To have and to hold the above property by grantee and grantee's heirs and assigns forever, along with all the tenements, hereditament, and appurtenances belonging to the above property.

4. **Covenants.** Grantor is not covenanting that grantor is the lawful owner of any estate in the above property, has the right to convey the above property, that there are no encumbrances against the above property, that grantor or grantor's heirs will warrant and defend the title to the above property against lawful claims made against the property, or that grantor or grantor's heirs will do anything to perfect grantee's title to the above property. Grantor is not making any representations as to the condition or quality of the property, which is transferred "as is" and subject to all encumbrances of record. Grantor and grantee intend this deed to convey to grantor whatever interest grantor may have in the property.

5. **Dower, curtesy, homestead, and community property rights.** Patricia Anne Moloff, whose address is 3548 Kelburn Drive, Fayetteville, North Carolina 28311, for the consideration stated above, hereby gives up her right, title, interest, separate estate, dower, and right of dower in the above property, and hereby also gives up any homestead, community property, or other rights she may have in the above property.

6. **Grantor's source of title.** Grantor Alan Lawrence Moloff and Patricia Anne Moloff acquired the above property under grantor's present name from Harich Tahoe Developments, a Nevada General Partnership, by deed dated 17 April 1989 and recorded in the official records of Douglas County, Nevada, in Deed Book 489 at Page 1865, file number 200270, and Book 489 at Page 1866. Full Reconveyance is recorded on 7 June 1991 in Book 691, at Page 890, file number 252314.

7. **Uses of property.** This deed will not allow use of the property it describes in violation of applicable land use laws and regulations. Before signing or accepting this deed, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

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BK 0494 PG 6130

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except 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. 040 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 of Official Records of Douglas County, State of Nevada.

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,
- 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 FIVE:

The exclusive right to use a 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 of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during Drum ONE use weeks within the 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".

Portion of Parcel No. 42-281-02

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8. Declaration of value. The undersigned grantor hereby declares that the true value of the property transferred in this deed is \$16,500.00.

9. Date, place, and signatures. IN WITNESS HEREOF, we have signed this deed on 5 April 1994 at Fort Bragg (Cumberland County), North Carolina

[Signature] (SEAL), Grantor [Signature] (SEAL), Grantor
ALAN L. MOLOFF
PATRICIA A. MOLOFF

We, John F. Yaninek and Donne D. Taylor hereby acknowledge that we witnessed Alan L. Moloff and Patricia A. Moloff who are known to us personally, sign the above deed on 5 April 1994, in our presence, and that they

acknowledged to us and it appeared to us that they signed said deed freely and voluntarily.

Dated this 5th day of April, 1994
John F. Yaninek, Witness Donne D. Taylor, Witness

Individual Notary:
STATE OF North Carolina)
) ss.
COUNTY OF Cumberland)

I, Mazene H. Anderson, a resident of and notary public in and for the state and county named above, who am duly commissioned and sworn and legally authorized to administer oaths and affirmations, hereby certify that on 5 April 1994
Alan Lawrence Moloff and Patricia Anne Moloff

who is/are known to me personally to be the signer(s) of the above deed, appeared before me and, after being first duly sworn by me under penalty of perjury, swore on his/her/their oath(s) to the truth of the facts in the above deed, and signed and acknowledged said deed in my presence, of his/her/their own free will and for the purposes explained in said deed.

Subscribed and sworn to before me this 5th day of April, 1994.

Mazene H. Anderson
Notary Public:

(SEAL) My Commission Expires: March 5, 1996

SEAL

REQUESTED BY
Alan Moloff
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'94 APR 29 P4:26

UZARNE BEAUREAU
RECORDER
\$ 9.00 FEE K2 DEPUTY

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