

1 Recording Requested By: )  
2 When Recorded Mail To : )  
3 Mail Tax Statements to: )  
4 LUIS BENITEZ-DIAZ )  
5 13695 MIRA MONTANA DR. )  
6 DEL MAR, CA. 92014-3417 )  
7 )  
8 )  
9 )

A.P.N. 40-120-04  
Space Above For Recorder's Use.

10  
11  
12  
13 **QUITCLAIM DEED**

14 <sup># 8</sup>  
15 Documentary Transfer Tax is \$0.00.

*Luis Benitez Diaz*  
\_\_\_\_\_  
LUIS BENITEZ-DIAZ

17 FOR A VALUABLE CONSIDERATION, receipt of which is hereby  
18 acknowledged, LUIS BENITEZ-DIAZ AND ELVA NORA BENITEZ-DIAZ,  
19 HUSBAND AND WIFE AS JOINT TENANTS.  
20

21  
22 (the "transferor(s)")  
23

24 do(es) hereby remise, release and forever quitclaim to  
25 LUIS BENITEZ-DIAZ AND ELVA B. BENITEZ, as Trustees, or their  
26 successors, in trust, under Declaration of Trust, dated  
27 4/7/1994, for the benefit of the BENITEZ LIVING TRUST.  
28

29 (the "transferee(s)")  
30

31 all of THEIR rights, title and interest in and to the  
32 real property in the \_\_\_\_\_ County of  
33 DOUGLAS, State of NEVADA,  
34 described as follows:  
35

36 See Exhibit "A" attached hereto and incorporated by reference  
37 herein.  
38

39 For all purposes, the character of this property shall be  
40 COMMUNITY PROPERTY.  
41

42  
43 Dated: 4/22/94  
44

*Luis Benitez Diaz*  
\_\_\_\_\_  
LUIS BENITEZ-DIAZ  
*Elva B. Benitez*  
\_\_\_\_\_  
ELVA B. BENITEZ

GRANT DEED  
EXHIBIT A  
(Legal Description)  
REGULAR USE PERIOD

PARCEL A: An undivided 2/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

Parcel 1 Unit C of Lot 64 as shown on the Map entitled "Tahoe Village Condominium 64", being all of Lot 64, located in "Tahoe Village Subdivision, Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

Parcel 2 TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 64 as shown on the Map entitled "Tahoe Village Condominium 64", being all of Lot 64, located in "Tahoe Village Subdivision Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all other "Owners" as defined in that certain Declaration of Covenants, Conditions and Restrictions for Time Sharing Ownership Within Tahoe Village Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37103 in Book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

PARCEL B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration containing

- (i) Two Bedrooms (\_\_\_\_\_)
- (i) Two Bedrooms with a Loft (XXXX\_\_\_\_\_)

during the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within

USE GROUP III hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s). Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing Interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

GRANTOR hereby intends to convey to Grantee(s) a Time Sharing Interest. Grantor shall have the right convey the remaining undivided interests and reserved use and occupancy rights as Time Sharing Interests.

The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193 in Book 90, Pages 473 to 484; modified by Instrument No. 54194, recorded August 31, 1971, in Book 90, Pages 485 and 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; Instrument No. 69063 recorded September 28, 1973, in Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").

All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the Time Sharing Interest granted hereunder and inure to the benefit of the remaining Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners thereof and inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.

SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses easements, rights, rights of way and other matters of record on the date hereof.

339533

65167

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On 4-22-94 before me, KAREN MAUSTELLER

, Notary Public,

personally appeared LUIS BENITEZ-DIAZ AND ELVA B. BENITEZ

personally known to me (or 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 ~~he~~<sup>she</sup>/they executed the same in ~~his~~<sup>her</sup> their authorized capacity(ies), and that by ~~his~~<sup>her</sup> their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

*[Handwritten Signature]*  
NOTARY PUBLIC



(Seal)

SF-9474-8 (Rev. A - 11/90) (CA)

**COOPY**

REQUESTED BY  
Luis Benitez-Diaz  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

94 JUN 13 11:29

339533

BK0694P62146

SUZANNE BEAUDREAU  
RECORDER  
\$ 9.00 PAID KS DEPUTY