

PORTION OF:  
 APN: 1319-30-635-003  
 Recording requested by and mail documents and  
 tax statements to:  
 Name: \_\_\_\_\_  
 Address: TAHOE VILLAGE CONDOMINIUMS  
P.O. BOX 5397  
 City/State/Zip: STATELINE, NV. 89449  
 DED104  
 Nevada Legal Forms & Books, Inc. (702) 870-8977  
 www.legalformsrus.com

REQUESTED BY  
Tahoe Village Condo.  
 IN OFFICIAL RECORDS OF  
 DOUGLAS CO., NEVADA  
 2003 DEC 19 AM 8:20  
 WERNER CHRISTEN  
 RECORDER  
 \$17<sup>00</sup> PAID 82 DEPUTY

RPTT: 3.90 **QUITCLAIM DEED**

THIS INDENTURE WITNESS That the GRANTOR(S): EVAN ZLOTNICK, 100 10<sup>TH</sup>  
AVE. SO, KIRKLAND, WA 98033  
 for and in consideration of TWOTHOUSAND AND 00/100 Dollars (\$ 2,000.00)  
 do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real property,  
 the receipt of which is hereby acknowledged, to the GRANTEE(S):  
JOSE FERNANDO PENALOZA - 337 E SARATOGA CT, GILBERT, AZ 85296  
 all that real property situated in the City of STATELINE  
 County of \_\_\_\_\_ State of NEVADA, bounded and

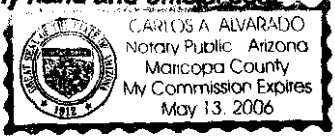
described as follows: (Set forth legal description)  
360 QUAKING ASPEN #C  
LOT 67C WINTER USE WEEK  
ACCOUNT 447 SEE ATTACHMENT

Together with all and singular hereditament and appurtenances thereunto belonging or in any way  
 appertaining to.  
 In Witness Whereof, I/We have hereunto set my hand/our hands on 07 day of NOVEMBER, 2003.

Evan Zlotnick  
 Signature of Grantor  
Evan Zlotnick  
 Print or Type Name Here

\_\_\_\_\_  
 Signature of Grantor  
 \_\_\_\_\_  
 Print or Type Name Here

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )  
 On this 07 day of NOVEMBER, 2003, personally appeared before me, a  
 Notary Public Carlos A. Alvarado ARIZONA  
 personally known to me to be the person(s) whose name(s) is subscribed to the above instrument who  
 acknowledged that he executed this instrument. Witness my hand and official seal.  
Carlos A. Alvarado  
 Notary Public  
 My Commission Expires: \_\_\_\_\_  
 Consult an attorney if you doubt this forms fitness for your purpose.



0599950  
 BK1203PG08711

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

The land referred to herein is situated in the state of Nevada, county of Douglas,, described as follows:

An undivided 1/50<sup>th</sup> interest as a tenant in common in and to the condominium hereafter described in two parcels:

**PARCEL 1:** Unit , of lot 67 shown on the map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of lot 67, 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 Page 262, as File No. 76345.

**PARCEL 2:** TOGETHER WITH an undivided 1/4<sup>th</sup> interest in and to the common area of Lot 67 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of Lot 67, 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 262, as File No. 76345.

**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. 37101, 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", 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(s)) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration**

Continued on next page

0599950

BK 1203 PG 08712

Order No. 09002337

**Containing**

- (i) **Two Bedrooms**
- (ii) **Two Bedrooms with a Loft**

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

**USE GROUP I hereby conveyed to Grantee(s), and during and 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 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 to convey the remaining undivided interests and reserved used and occupancy rights as Time Sharing Interest.**

**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, Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088,**

**Continued on next page**

0599950

BK1203PG08713

**Order No. 09002337**

**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.**

**Assessors Parcel No. 40-130-0**

0599950

BK1203PG08714