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REQUESTED BY
L C Hoven-Severson
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUN 15 AM 10:04

WERNER CHRISTEN
RECORDER

\$ 16.00 PAID KJ DEPUTY

This document prepared by (and after recording return to):
Name:
Firm/Company: Larry Severson
Address: 18242 Peters Ct.
Address 2:
City, State, Zip: Fountain Valley, CA
Phone: 92708

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Assessor's Parcel No. = 1319-30-724-022

R.P.T.T. \$ #5 **QUITCLAIM DEED**
(Individual to Two Individuals)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Leigh C Hoven, an Individual, married unmarried, hereinafter referred to as "Grantor", does hereby quitclaim unto LARRY Severson and Leigh Hoven-Severson married unmarried, not as tenants in common and not as community property, but as joint tenants with rights of survivorship, hereinafter "Grantees", all the right, title, and interest in and to the following lands and property, together with all improvements located thereon, lying in the County of DOUGLAS, State of Nevada, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED" (A)

Prior instrument reference: Book 490, Page 3186, Document No. 224519, of the Recorder of DOUGLAS County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other(s), the entire interest in fee simple shall pass to the surviving Grantee(s), and if one does not survive the other(s), then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the 11 day of June, 2004.

0616153

BK0604PG07433

Leigh C. Hoven
Leigh C. Hoven
Grantor
{Type Name}

STATE OF California

COUNTY OF ORANGE

This instrument was acknowledged before me on June 11th 2004 (date) by
S. Rainwater, notary public (name(s) of person(s)).

Leigh C. Hoven.

S. Rainwater
Notary Public

Printed Name: S. Rainwater



(Seal)

My Commission Expires:

Jan 17th 2006.

Grantor(s) Name, Address, phone:

Leigh C. Hoven
18242 Peters Ct.
Fountain Valley, CA
92708
(714) 968-9852

Grantee(s) Name, Address, phone:

LARRY SEVERSON
Leigh Hoven-Severson
18242 Peters Ct.
Fountain Valley
CA 92708
(714) 968-9852

SEND TAX STATEMENTS TO GRANTEE

A

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 021 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 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 Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 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 ONE use week within the "Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

A Portion of APN 42-261-21-old

New APN 1319-30-724-022

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