

OFFICIAL RECORD

Requested By:  
RITA MORRIS

This document requested by:  
Rita S. Morris  
7111 Cinnamon Teal Way  
El Dorado Hills, CA 95762

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0405 PG- 9791 RPTT: 5.85



and when recorded, please return this  
deed and tax statements to:

Steve Flanders  
8863 Creekstone Circle  
Roseville, CA 95746  
Escrow No.:

For recorder's use only

Title Order No.:

**QUITCLAIM DEED**

ASSESOR'S PARCEL NUMBER 1319-30-519-005 (PTN)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on March 2<sup>nd</sup>, 2005  
between Rita S. Morris ("Grantor") whose address is 7111 Cinnamon Teal Way, El Dorado  
Hills, CA 95762 and Steve Flanders ("Grantee") whose address is 8863 Creekstone Circle,  
Roseville, CA 95746.

FOR A VALUABLE CONSIDERATION, in the amount of ONE THOUSAND FIVE  
HUNDRED DOLLARS (\$1500.00) and other good and valuable consideration, the receipt and  
sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND  
FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or  
parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the  
City of South Lake Tahoe, County of Douglas, State of Nevada described as follows:

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50,  
Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit  
No. 1, recorded on April 14, 1982, as Document No. 66828 Official Records of Douglas County,  
State of Nevada, and as said Common Area is shown on Record of Survey of boundary line  
adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas  
County, Nevada, as Document No. 114254.

(b) Unit No. 005 as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and  
incidental purposes over and on and through the Common Areas as set forth on said Seventh  
Amended Map of Tahoe Village, Unit No. 1, recorded on April 14, 1982, as Document No.

66828, Official Records of Douglas County, State of Nevada, and as further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, at Page 160, of Official Records of Douglas County, Nevada as Document No. 114254.

Parcel 3: the exclusive right to use said unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above during one "use week" within the "summer use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season.

Prior recording reference, if applicable: Document No. (or other record location indicator) Record No. 140909 of Book 986, Page 1555 of the recorder of Douglas County, Nevada

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.



IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on March 2nd, 2005.

Rita S. Morris

Rita S. Morris  
Type or Print Name of Grantor

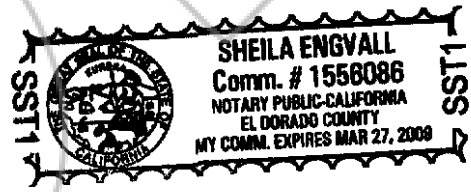
State of California }  
County of El Dorado } ss.

On 4-20, 2005 before me, Sheila Engvall,  
personally appeared Rita S. Morris 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/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/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.

Sheila Engvall  
Signature of Notary Public

NOTARY SEAL

Sheila Engvall  
Printed Name of Notary



PREPARER'S NAME AND ADDRESS:

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\_\_\_\_\_  
\_\_\_\_\_

