

DOC # 0645015  
05/23/2005 02:21 PM Deputy: KLJ  
OFFICIAL RECORD  
Requested By:  
BETTY E KEIPER

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0505 PG- 9945 RPTT: # 9



17  
Assessor's Parcel Number: <sup>PN</sup> 1319-30-723-012

Recording Requested By:  
Name: Berry Keiper

Address: 38663 Farwell Dr.

City/State/Zip Fremont, CA 94536-7216

Real Property Transfer Tax: #9

Quitclaim Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

C:\bc docs\Cover page for recording

# Quitclaim Deed

THIS QUITCLAIM DEED, executed this 8<sup>th</sup> day of MARCH, 2005,  
by first party, Grantor, KENNETH R. KEIPER, DECEASED Betty E. Keiper  
whose post office address is 38663 FARWELL DR - FREMONT CA 94536  
to second party, Grantee, BETTY E. KEIPER, BARRY R. KEIPER, KIP C. KEIPER + KYLE L. KEIPER  
whose post office address is 38663 FARWELL DR - FREMONT CA 94536

WITNESSETH, That the said first party, for good consideration and for the sum of ZERO 0  
Dollars (\$-0)  
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the  
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described  
parcel of land, and improvements and appurtenances thereto in the County of DOUGLAS,  
State of NEVADA to wit:

TIME SHARE SPRING/FALL WEEK AT THE RIDGE-TAHOE  
400 RIDGE CLUB DRIVE, STATELINE, NV 89449,  
OWNER NUMBER 3313132A.



**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Signature of Witness: *A. D. Lalonde*

Print name of Witness: A. D. LALONDE

Signature of Witness: \_\_\_\_\_

Print name of Witness: \_\_\_\_\_

Signature of First Party: ~~Betty E. Keiper~~ DECEASED - DEATH CERTIFICATE ATTACHED

Print name of First Party: ~~KENNETH R. KEIPER~~ Betty E. Keiper

Signature of Second Party: ~~Betty E. Keiper~~ Barry R. Keiper Kip C. Keiper

Print name of Second Party: BETTY E. KEIPER, BARRY R. KEIPER, KIP C. KEIPER +  
KYLE L. KEIPER  
Kyl K

Signature of Preparer *Betty E. Keiper*

Print Name of Preparer BETTY E. KEIPER

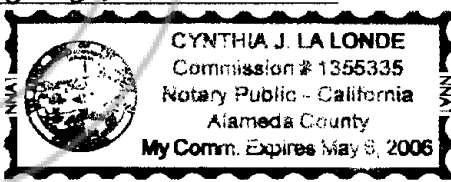
Address of Preparer 38663 FARWELL DR - FREMONT CA 94536

State of CALIFORNIA  
County of ALAMEDA }

On MARCH 8, 2005 before me, CYNTHIA J. LALONDE  
appeared ~~BETTY E. KEIPER, BARRY R. KEIPER, KIP C. KEIPER + KYLE L. KEIPER~~

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.  
*Cynthia J. Lalonde*  
Signature of Notary



Affiant \_\_\_\_\_ Known \_\_\_\_\_ Produced ID \_\_\_\_\_  
Type of ID \_\_\_\_\_  
(Seal)



EXHIBIT "A"

**PARCEL ONE:**

An undivided 1/51st interest in and to that certain condominium as follows:  
(a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Records.  
(b) Unit No. 33 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 use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

**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, M.D.M.,  
(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada

**PARCEL FIVE:**

The exclusive right to use said UNIT 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 during ONE "use week" within the SPRING/FALL "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

REQUESTED BY  
**STEWART TITLE OF NORTHERN NEVADA**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

46.00 pd  
1984 MAY -2 PM 1:08

SUZANNE BEAUDREAU  
RECORDER

*Suzanne Beaudreau*  
100348  
BOOK 584 PAGE 262



BK- 0505  
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