

17-

OFFICIAL RECORD

Requested By:  
PEGGY MARTIN

This document prepared by (and after recording return to):

Name: James A. & Alyssa N. Hause )  
Firm/Company: )  
Address: 10463 Danichris Way )  
Address 2: )  
City, State, Zip: Elk Grove, CA 95757 )  
Phone: (916)714-5090 )

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-1205 PG- 6961 RPTT: # 5



#5

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Assessor's Parcel No. = 1319-30-644-034

QUITCLAIM DEED

(Husband and Wife to Husband and Wife)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION in the amount of \$718.00, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Craig L. Martin and Peggy D. Martin**, Husband and Wife, hereinafter referred to as "Grantors", do hereby quitclaim unto **James A. Hause and Alyssa N. Hause**, Husband and Wife, as  joint tenants with rights of survivorship and not as tenants in common or  community property with rights of survivorship or  community property without 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"

Ridge Tahoe Time Share Unit #3706712A

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, Nevada.

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

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

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

TO HAVE AND TO HOLD to the said Grantees as  joint tenants with rights of survivorship and not as tenants in common or  community property with rights of survivorship or  community property without rights of survivorship, their heirs, personal representatives, executors and assigns forever.

WITNESS Grantor(s) hand(s) this the 9 day of DECEMBER 20 05

Craig L. Martin  
Grantor

**Craig L. Martin**

Peggy D. Martin  
Grantor

**Peggy D. Martin**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date) by \_\_\_\_\_ (name(s) of person(s)).

Notary Public

Printed Name: \_\_\_\_\_

(Seal)

My Commission Expires:

\_\_\_\_\_

Grantor(s) Name, Address, phone:

Craig and Peggy Martin  
3475 oakwood Court  
Morgan Hill, CA 95037

Grantee(s) Name, Address, phone:

James A. and Alyssa N. Hauke  
10463 Danichris Way  
EIK Grove, CA 95757

**SEND TAX STATEMENTS TO GRANTEE**



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PG- 6962

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Santa Clara } ss.

On December 9, 2005 before me, Myron Ashby,  
(DATE) (NOTARY)  
personally appeared Craig L. Martin and Peggy D. Martin  
SIGNER(S)

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.

Myron Ashby  
NOTARY'S SIGNATURE

**OPTIONAL INFORMATION**

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

**CAPACITY CLAIMED BY SIGNER (PRINCIPAL)**

**DESCRIPTION OF ATTACHED DOCUMENT**

- INDIVIDUALS
- CORPORATE OFFICER

Quitclaim Deed  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
TITLE(S)

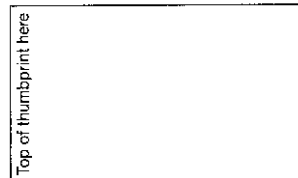
3  
NUMBER OF PAGES

- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

December 9, 2005  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT  
OF  
SIGNER



A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 067 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 and such recreational areas as may become a part of said timeshare project, 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 Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 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 Prime ONE use weeks within the SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Portion of Parcel No. 42-284-01

1319-30-644-034

REQUESTED BY STEWART TITLE OF DOUGLAS COUNTY

IN OFFICE OF RECORDS OF DOUGLAS COUNTY, NEVADA



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