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DOC # 0666662  
01/27/2006 02:51 PM Deputy: KLJ

**OFFICIAL RECORD**

Requested By:  
JAMES A WELLS

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00  
BK-0106 PG- 9211 RPTT: # 4



Assessor's Parcel Number: 1319-30-645-003

Recording Requested By:

✓ Name: JAMES A WELLS

Address: 2224COROVAL DR

City/State/Zip SACRAMENTO CA 95833

Real Property Transfer Tax: \$#4 \_\_\_\_\_

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.*

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# Quitclaim Deed

THIS QUITCLAIM DEED, executed this 25<sup>th</sup> day of January, 2006,  
by first party, Grantor, Marcia Martinez  
whose post office address is 2877 Aquino Drive Sacramento, CA 95833  
to second party, Grantee, James Wells  
whose post office address is 2224 Coroval Drive Sacramento, CA 95833

WITNESSETH, That the said first party, for good consideration and for the sum of Zero  
[Signature] 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:

See attached Exhibit A



**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: \_\_\_\_\_

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

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

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

Signature of First Party: Marcia Martinez

Print name of First Party: Marcia Martinez

Signature of Second Party: James A. Wells

Print name of Second Party: James Wells

Signature of Preparer Marcia Martinez

Print Name of Preparer Marcia Martinez

Address of Preparer 2877 Aquino Dr. Sac, CA 95833

State of California  
County of Sacramento }

On 1-25-2008 before me, Paul Cachero Notary Public,  
appeared James Wells / Marcia Martinez  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were  
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.

Paul Cachero  
Signature of Notary

Affiant \_\_\_\_\_ Known  Produced ID  
Type of ID Driver License  
+ ID Card. CA (Seal)

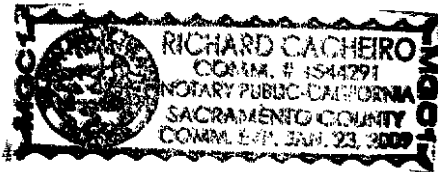


EXHIBIT 'A' (42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 275 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;  
thence S. 14°00'00" W., along said Northerly line, 14.19 feet;  
thence N. 52°20'29" W., 30.59 feet;  
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

APN #

1319-30-645-003

REQUESTED BY  
STEWART TITLE OF DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 JUL 26 A9:53

LINDA SLATER  
RECORDER

*L. Slater*  
PAID DEPUTY

