

17-
DOC # 0681969
08/11/2006 03:50 PM Deputy: SD
OFFICIAL RECORD
Requested By:
ERIC BYRD

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-0806 PG- 4783 RPTT: 3.90



APN 1319-30-519-015

Mail after recording to: Grantee

Send Tax Statement to: Grantee

Preparer: This document, including legal description, prepared/drafted by: Byron Monroe
Address: 2422 Rashawn Dr Rancho Cordova, Ca 95670 Signature *Byron Monroe*
Phone: 916 296-6528

Tax Parcel / Lot Identification Number: A Portion of Parcel 1319-30-519-015

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed August 1, 2006 by and between

Grantor	Grantee
Byron K Monroe And wife, Margaret E Monroe	Eric Byrd
Tax/Mailing Address: 2422 Rashawn Dr Rancho Cordova, Ca 95670	Tax/Mailing Address 5325 Elkhorn Blvd #231 Sacramento, Ca 95842

The designation Grantor and Grantee as used here in shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of Six Hundred and Fifty Five Dollars and Fifty Cents (\$655.50) in hand paid, by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee all the right, title, interest and claim which the grantor has in the certain lot or parcel of land situated in the City of Stateline, County of DOUGLAS, State of Nevada to wit: **SEE ATTACHED DESCRIPTION OF PROPERTY**

Previously referenced as follows: Book No. 1203 Page No. 2478 DOCUMENT No. 598782
of the recorder of DOUGLAS County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$655.50

THE PROPERTY DESCRIBED HEREIN IS NOT A PART OF THE HOMESTEAD OF THE GRANTOR TO HAVE AND TO HOLD the same unto Grantee with all appurtenances thereunto belonging.

And grantor covenants with grantee that grantor and any other Person, entity or entities in grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth, Right, title, interest, and claim hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RIGHT-OF-WAY, MINERAL RESERVATIONS OF RECORD AND PROTECTIVE COVENANTS IF ANY.

NOT TO INCLUDE ANY GAS, OIL AND/OR MINERALS, WHICH ARE HEREBY RESERVED BY GRANTOR.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by it's duly authorized officer an the day and year first above written.

[Signature]
Signature of Grantor

[Signature]
Signature of Grantor

Byron Monroe
Print Name of Grantor

MARGARET MONROE
Print Name of Grantor

Signature of Witness

Signature of Witness

Print Name of Witness

Print Name of Witness

State of _____
County of _____

This instrument was acknowledged before me on see attached for by _____

Notary Public (signature)

Title (Seal)

Printed name of Notary

My commission Expires on

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF Sacramento)

On July 31st 2006 before me, Fay G Akin, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC

personally appeared, Margaret Elaine Monroe & Byron Kingdon Monroe

~~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.

Fay G Akin (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT 7/31/06 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE n/a

SIGNER'S NAME _____ SIGNER'S NAME _____

RIGHT THUMBPRINT
[Empty box for right thumbprint]

RIGHT THUMBPRINT
[Empty box for right thumbprint]

**DESCRIPTION OF PROPERTY
FOR QUIT CLAIM DEED DATED**

August, 1 2006

Grantor: Byren K Monroe
Grantee: Eric Byrd

Grantor: Margaret E Monroe

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 14th, 1982, as document NO. 66828, Official records of Douglas County, State of Nevada, and as said common area is shown on Records 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. 015, as shown and defined on said Seventh 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 of Tahoe Village Unit No. 1, as set forth on said ninth amended map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in book 990, at Page 2906, as Document No. 235007, Official records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to use said condominium 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 "swing use season" as said quoted terms are defined in the Declarations of Conditions, Covenants, and restrictions, recorded on December 21, 1984, In book 1284, Page 1993, as Document No. 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"

A Portion of APN: 1319-30-519-015

Grantor: Byren K. Monroe (signature)

Grantor: Margaret Monroe (signature)



BK- 0806

PG- 4786