

This document requested by:

Steve Claesson

DOC # 0718881
02/29/2008 02:36 PM Deputy: PK

OFFICIAL RECORD

Requested By:

STEVE CLAESSION

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

Steve Claesson

901 Sequoia Ave

Millbrae Ca. 94030

Escrow No.:

Title Order No.:

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0208 PG-7450 RPTT: 15.60



QUITCLAIM DEED

ASSESSOR'S PARCEL NUMBER 42-190-24

1819-30-722-015P+N

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on February 9, 2008, between James and Debbie Sawin ("Grantor") whose address is 1688 Rockspring Pl, Walnut Creek, CA 94596 and Steve Claesson and Lydia Winterstein ("Grantee") whose address is 901 Sequoia Ave., Millbrae, Ca. 94030.

FOR A VALUABLE CONSIDERATION, in the amount of four thousand DOLLARS (\$4,000) 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 Stateline, County of Douglas, State of Nevada described as follows:

[Exhibit A from Grant Deed attached]

Prior recording reference, if applicable: Document No. (or other record location indicator) 086016 Book(883) Page(1999) 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 February 14,
2008.

James A. Sawin
Debbie L. Sawin
Type or Print Name of Grantor

James A. Sawin
Debbie L. Sawin

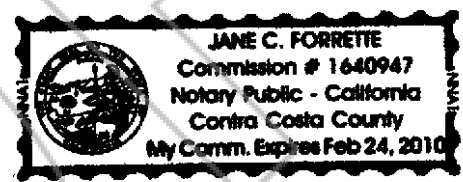
State of ~~Nevada~~ ^{California} }
County of ~~Douglas~~ ^{Contra Costa} } ss.

On February 14, 2008 before me, Jane C. Forrette, Notary Public
personally appeared James A. Sawin & Debbie L. Sawin 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.

Jane C. Forrette
Signature of Notary Public

NOTARY SEAL

Jane C. Forrette
Printed Name of Notary



PREPARER'S NAME AND ADDRESS:

James Sawin
1688 Rockspring Pl
Walnut Creek, CA 94596

EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel One:

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 32 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 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 114 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

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. 63605, 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 modification 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., - and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-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 winter "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.

NOTE: For use with First Phase Deeds and Deeds of Trust on Lot 32.

SPACE BELOW FOR RECORDER'S USE

REQUESTED BY STEWART TITLE CO. NORTHERN NEVADA

IN OFFICIAL RECORDS OF DOUGLAS CO. NEVADA

1983 AUG 24 PM 3:25

SUZANNE BEAUDREAU RECORDER

086016

Suzanne Beaudreau

BOOK 893 PAGE 2000

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