

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-0309 PG-4506 RPTT: 3.90



1319-30-721-007 ptm

Mail after recording to: PREPARER GRANTEE Send Tax Statements to: GRANTEE

PREPARER: This document, including legal description, prepared/drafted by: Name: Margaret Holbrook
Address: 144 West Shore Drive Signature:
City/State/Zip: Great Diamond Island, ME 04109 Phone: 207-766-2225

Tax Parcel/Lot Identifier Number: See Exhibit A

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 27th day of February, 2009, by and between

GRANTOR	GRANTEE
Joseph T. Holbrook and wife, Margaret L. Holbrook	Paul Connell, an individual, <input checked="" type="checkbox"/> married <input type="checkbox"/> unmarried
Tax/Mailing Address: 144 West Shore Drive Great Diamond Island, ME 04109	Tax/Mailing Address: 60 Rogers Road Yarmouth, ME 04096

The designation Grantor and Grantee as used herein 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 One Dollars (\$ 1.00) in hand paid, by 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 that 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/Volume 1283, Page/Folio 2048 of the Recorder of Douglas County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$ 1.00

THE PROPERTY DESCRIBED HEREIN: a) is not a part of the homestead of Grantor. b) is a part of the homestead of Grantor and Grantor hereby releases all rights of dower.

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, persons, 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, RIGHTS-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 its duly authorized officer on the day and year first above written.

Signature of Grantor
Joseph T. Holbrook
(Print name of Grantor)

Signature of Grantor
Margaret L. Holbrook
(Print name of Grantor)

Signature of Witness
Denny Periana
Print name of Witness

Signature of Witness
Denny Periana
Print name of Witness

State of Maine
County of Cumberland

This instrument was acknowledged before me on February 27, 2009 by Joseph T. Holbrook

JEANETTE M. GARVILLES
Notary Public (Signature)
Jeanette M. Garvilles
Printed Name of Notary

Notary
Title
My Commission Expires on March 2, 2014
JEANETTE M. GARVILLES
Notary Public, Maine
My Commission Expires March 2, 2014

State of Maine
County of Cumberland

This instrument was acknowledged before me on February 27, 2009 by Margaret L. Holbrook

JEANETTE M. GARVILLES
Notary Public (Signature)
Jeanette M. Garvilles
Printed Name of Notary

Notary
Title
My Commission Expires on March 2, 2014
JEANETTE M. GARVILLES
Notary Public, Maine
My Commission Expires March 2, 2014

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 31 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 081 to 100 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 087 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. 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 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 spr/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.

SPACE BELOW FOR RECORDER'S USE

REQUESTED BY
STEWART TITLE OF NORTHERN NEVADA

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

1993 DEC 16 PM 1:27

SUZANNE BEAUDREAU
RECORDER

092817



BK- 0309
PG- 4508