

RECORDING REQUESTED BY:

ROSÁ LAW OFFICES, P.C.

DOC # 0741358
04/14/2009 10:43 AM Deputy: SG

OFFICIAL RECORD

Requested By:

ROSA LAW OFFICES

AND WHEN RECORDED MAIL TO:

Rosá Law Offices, P.C.

✓ P.O. Box 1223

Lodi, CA 95241-1223

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00

BK-0409 PG- 3626 RPTT: # 7



QUITCLAIM DEED

APN: A PORTION OF 1319-30-724-005

The undersigned quitclaimor declare: Documentary transfer tax is NONE. No consideration given - Change in formal title only - See Note #1 below.

FOR NO CONSIDERATION, DIANE E. CHAMPION, hereby **REMISES, RELEASES** and **FOREVER QUITCLAIMS** to DIANE E. CHAMPION as Trustee of the CHAMPION FAMILY 1996 TRUST for the benefit of DIANE E. CHAMPION and her issue under instrument dated April 13, 1996 all of her right, title and interest in and to the following described real property located at 400 Ridge Club Drive, State Line, in the County of Douglas, State of Nevada:

SEE DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

NOTE #1: This conveyance transfers the Quitclaimor interest into her revocable living trust, which is not pursuant to a sale and is exempt pursuant to Rev. & Tax Code Section 11930.

NOTE #2: Quitclaimor DIANE E. CHAMPION is the same person as Trustee DIANE E. CHAMPION. This conveyance is to a revocable trust and, pursuant to Rev. Tax Code Section 62(d)(2), does not constitute a change in ownership and does not subject the property to reassessment.

DATED: Feb. 19, 2009

Diane E. Champion
DIANE E. CHAMPION

MAIL TAX STATEMENTS TO PARTY SHOWN: DIANE E. CHAMPION
2861 N. HWY 99
ACAMPO, CA 95220

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Joaquin

On Feb. 17, 2009 before me, RANDALL W. ROSA Notary Public,

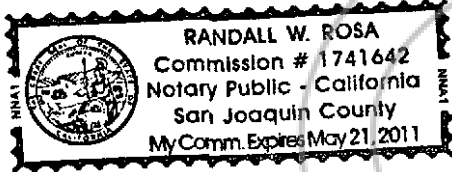
personally appeared DIANE E. CHAMPION,

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Randall W. Rosa



Place Notary Seal Above



same person or Entity, or
(4) if the grantee is a trustee or beneficiary of a trust

(17) Unmarketable Title: Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase,

ALTA OWNER'S POLICY (6/17/06)

SCHEDULE A

File No.: 34-005-02-82

Policy No.: O-9401-28419

Loan No.:

***Address Reference:**

Amount of Insurance: \$6,570.00

Premium: \$120.00

Date of Policy: April 13, 2007 @ 10:25 AM

1. Name of Insured:

DIANE CHAMPION

2. The estate or interest in the Land that is insured by this Policy is:

A Timeshare Estate in a Condominium comprised of a Fee

3. Title is vested in:

DIANE CHAMPION, an unmarried woman

4. The Land referred to in this Policy is described as follows:

(SEE LEGAL DESCRIPTION PER EXHIBIT "A")

STEWART TITLE
Guaranty Company

0015 *For Company Reference Purpose Only. Not an Insuring Provision


0741358 Page: 3 Of 4 04/14/2009
BK- 0409
PG- 3628

EXHIBIT "A"

(34)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 005 as shown and defined on said Condominium Plan; 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type, in Lot 34 only, for one week every other year in EVEN-numbered years in the PRIME "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-005

