

17-

DOC # 0742651
05/07/2009 10:27 AM Deputy: SG

OFFICIAL RECORD

Requested By:

EENA MUNROE

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0509 PG-1339 RPTT: 3.90



Recording requested by: TIM HAUSMANN

When recorded, mail to:

Name: TIM HAUSMANN

✓ Address: 7925 OLD AUBURN RD

City: CITRUS HEIGHTS

State/Zip: CA 95610

Space above reserved for use by Recorder's Office

Document prepared by:

Name _____

Address _____

City/State/Zip _____

Property Tax Parcel/Account Number: 5000208A / APN 1319-30-519-002 #N

Quitclaim Deed

This Quitclaim Deed is made on April 21, 2009, between
Jennifer and Shawn Buchanan, Grantor, of 4601 Hillside Drive
_____, City of RESCUE, State of CA,
and Tim Hausmann and Eena Munroe, Grantee, of 7925 Old Auburn Rd
_____, City of Citrus Heights, State of CA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at Ridge View Property Owners Association
_____, City of Stateline, State of NV:

(See Exhibit A for timeshare property description)

X seller Jennifer Buchanan 5/2/09
X seller Shawn Buchanan 5/2/09

X buyer Eena Munroe 5/2/09
X buyer Tim Hausmann 5/2/09

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2009 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

EXHIBIT "A" (50)

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 14, 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. 002 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 "Summer use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, 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".

REQUESTED BY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 OCT -3 AM 10: 06

LINDA SLATER
RECORDER

\$ PAID DEPUTY

1002/1021

CONFORMED COPY

Has not been compared
to the original.

0553681



State of California
County of SACRAMENTO

Subscribed and sworn to (or affirmed) before me on this 2nd
day of May, 2009, by CELA and Joe Timhausman.
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature 



State of California
County of SACRAMENTO

Subscribed and sworn to (or affirmed) before me on this 2nd
day of May, 2009 by Jennifer Buchanan,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

Shawn Buchanan



(Seal)

Signature 