

19-

Assessor's Parcel Number: 1319-30-631-021
APN. 40-370-21 *PHW*

Recording Requested By:

Name: Frank & Irma Abelia

✓ Address: 4861 Danbury Circle

City/State/Zip EL Dorado Hills, CA 95762

Real Property Transfer Tax:

DOC # **0748328**
08/05/2009 10:59 AM Deputy: PK
OFFICIAL RECORD
Requested By:
FRANK & IRMA ABELIA

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0809 PG- 786 RPTT: 5.85



\$ 5.85

Quit Claim Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

Assessor's Parcel number (A Portion of APN 40-370-21)
(See attached deed exhibit A)

Recording Requested by:
Frank and Irma Abelia
4861 Danbury Circle.
El Dorado Hills, Ca 95762
916-933-5306

Real Property Transfer Tax

\$ _____

QUIT CLAIM DEED

FOR A VALUABLE CONSIDERATION THE GRANTOR - FRANK and IRMA ABELIA 4861 Danbury Circle, of El Dorado Hills, County of El Dorado, State of California, for the consideration of \$1,500.00, receipt of which is hereby acknowledged, CONVEY the following real property a Timeshare estate comprised of:

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

- (A) an undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1998 of Official Records at Page 711, Douglas county, Nevada, as document number 183624.
- (B) Unit number 303 as shown and defined on said condominium map recorded as Document number 183624, Official records of Douglas County, State of Nevada.

Parcel 2:

A non-exclusive easement for ingress and egress for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document number 183624, Official records of Douglas County, State of Nevada.

Parcel 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel1, and Parcel 2 above, during one "USE WEEK" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document number 200951 of Official Records of Douglas County, State of Nevada (the "CC&Rs"). The above described exclusive and non-exclusive rights may be applied to any available unit in the Ridge Crest project during said "Use Week" as more fully set forth in the CC&Rs. (A Portion of APN 40-370-21)

and Quit CLAIM to Grantee DORA and SCOTT RENTERIA of 3340 Lake Terrace Drive, City of Elk Grove, County of Sacramento, State of California, all interest in the following Described real estate in the County of Douglas County, in the State of Nevada, to wit:
(signed sale agreement attached)

Dated this 20th day of July, 2009 **By Grantor - Frank and Irma Abelia**
Recipient - Grantee: Dora Renteria, **Recipient - Grantee: Scott Renteria**

STATE OF CALIFORNIA, COUNTY OF EL DORADO IN WITNESS WHERE OF,
The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument: **see attached notary Acknowledgement**

Signature of First Party, Grantor *Frank Abelia* *Irma Abelia*
Print name of, Grantor Frank Abelia Irma Abelia

When recorded Mail Deed and Tax Statements to: Renteria, 3340 Lake Terrace Dr, Elk Grove, Ca, 95758

CERTIFICATE OF ACKNOWLEDGMENT

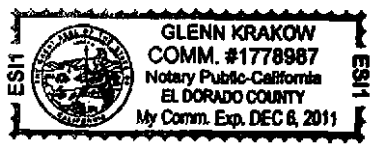
State of California)
County of El Dorado)

On July 20, 2009 before me, Glenn Krakow, Notary Public
Date (here insert name and title of the officer)
personally appeared Frank Abelia + Tina Abelia
Name(s) of Signer(s)

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 *Glenn Krakow*
Signature of Notary Public

Place Notary Seal Above

EXHIBIT "A" (49)

A. Timeshare estate comprised of:

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

(A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as document No. 183624.

(B) Unit No. 303 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&Rs"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

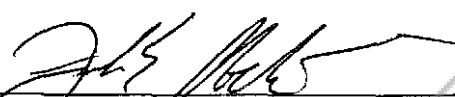

A Portion of APN 40-370-21



SALE AGREEMENT

Ridge Crest Time Share

I, Frank E Abelia and Irma Abelia, 4861 Danbury Circle, El Dorado Hills, Ca do hereby sell the below listed property for the sum of \$1,500.00 (one thousand five hundred dollars, no cents) to Scott and Dora Renteria, 3340 Lake Forrest Drive, Elk Grove, Ca 95758:

Timeshare estate at Ridge Crest Condominiums, Lake Tahoe, Nevada, comprised of Unit #303 (red season, floating week) as shown and defined on condominium Map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.


SELLER *Frank Abelia*

SELLER *Irma Abelia*


PURCHASER *Scott Renteria*

PURCHASER *Dora Renteria*

Date 7-20-09

Date 7-17-09

New owner:
When Deed is recorded mail copy with this Sale Agreement to the Ridge.
(775)782-9025 – Attn: Financial Services

Purchase Interval Membership for banking and trading timeshare 1-888-353-3021
Ridge Crest reservations – (775)588-3131
Discounted rooms available all year at discounted rates for members only.
Resort available for any day use, racquetball, tennis, pool, etc.
Stop by and get family membership Photo I.D.'s at the Ridge
Quintus Resorts priority exchange for Hanalei Bay, Hawaii and Ka'anapali Ocean Resort.

CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of El Dorado)

On July 20, 2009 before me, Glenn Krakow, Notary Public
Date (here insert name and title of the officer)
personally appeared Frank Abella & Irma Abella
Name(s) of Signer(s)

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 *Glenn Krakow*
Signature of Notary Public

Place Notary Seal Above