

APN: 1319-30-724-032 ptN

DOC # 0754837  
12/03/2009 10:18 AM Deputy: PK

OFFICIAL RECORD

Requested By:

JOHN W YOUNG III

John W. Young III  
20163 Crow Creek Road  
Castro Valley, CA 94552

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 41.00  
BK-1209 PG-0354 RPTT: 1.95



Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Quitclaim Deed

Date of this Document: November 3, 2009

Reference Number of Any Related Documents: \_\_\_\_\_

Grantor:

JOHN W. YOUNG III and YVONNE S. YOUNG, husband and wife,  
Name as joint tenants, with right of survivorship

Street Address 20163 Crow Creek Road

City/State/Zip Castro Valley, CA 94552

Grantee:

MARCIA N. FANCHER and JEFFREY G. FANCHER, husband and wife,  
Name as community property with right of survivorship

Street Address 312 Encina Avenue

City/State/Zip Redwood City, CA 94061

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): a timeshare estate at The Ridge Tahoe (see exhibit A)

Assessor's Property Tax Parcel/Account Number(s): \_\_\_\_\_

**THIS QUITCLAIM DEED**, executed this 3rd day of November, 2009, by first party, Grantor, JOHN W. YOUNG III and YVONNE S. YOUNG, whose mailing address is 20163 Crow Creek Road, Castro Valley, CA 94552, to second party, Grantee, MARCIA N. FANCHER and JEFFREY G. FANCHER, whose mailing address is 312 Encina Avenue, Redwood City, CA 94061.

**WITNESSETH** that the said first party, for good consideration and for the sum of TEN Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada

to wit: See Exhibit A, a copy of which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness \_\_\_\_\_  
Print Name of Witness \_\_\_\_\_

Signature of Witness \_\_\_\_\_  
Print Name of Witness \_\_\_\_\_

Signature of Grantor John W. Young III Yvonne S. Young  
Print Name of Grantor JOHN W. YOUNG III YVONNE S. YOUNG

State of California  
County of Alameda

On November 3rd, 2009, before me, Monica B. Wong, appeared JOHN W. YOUNG III and YVONNE S. YOUNG, 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.

Monica B. Wong  
Signature of Notary

Affiant  Known \_\_\_\_\_ Produced ID \_\_\_\_\_  
Type of ID \_\_\_\_\_  
(Seal)

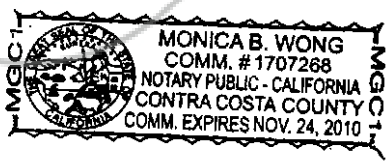


EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided-1/38th interest as tenants-in-common; in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 031 as shown and defined on said Condominium Plan.

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 the modifications 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed 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, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the " SWING season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

STEWART TITLE OF DOUGLAS COUNTY

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DEPUTY 987-4438