

16-

OFFICIAL RECORD
Requested By:
W T STRAUGHAN

Return To: []

✓ Sean Callan
19401 Highridge Way
Portola Hills, CA 92670
[]

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-0110 PG-3194 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: January 14, 2010

Reference Number of Any Related Documents: _____

Grantor:

Name W. T. Straughan and Rubie Ann Straughan
Street Address 199 Sellers Rd.
City/State/Zip Dubach, LA 71235

Grantee:

Name Sean Callan
Street Address 19401 Highridge Way
City/State/Zip Portola Hills, CA 92670

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): see attached exhibit A

Assessor's Property Tax Parcel/Account Number(s): APN: 1319-30-645-003 ptn

THIS QUITCLAIM DEED, executed this 14th day of January, 2010, by first party, Grantor, W. T. Straughan and Rubie Ann Straughan, whose mailing address is 199 Sellers Rd, Dubach, LA 71235, to second party, Grantee, Sean Callan whose mailing address is 19401 Highridge Way, Portola Hills, CA 92670

WITNESSETH that the said first party, for good consideration and for the sum of 500 Dollars (\$ 500.00) 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

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 Heather Pickett
Print Name of Witness Heather Pickett

Signature of Witness Bobby Williams
Print Name of Witness Bobby Williams

Signature of Grantor W. T. Stroughan and Rubie Ann Stroughan
Print Name of Grantor W. T. Stroughan Rubie Ann Stroughan

State of Louisiana
County of Lincoln

PARISH

On Jan. 14, 2010, before me, DEBRA B. NORMAN, appeared W. T. STROUGHAN & Rubie Ann STROUGHAN, 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.
Debra B. Norman
Signature of Notary # 40458

Affiant Known Produced ID
Type of ID DRIVERS License
(Seal)

EXHIBIT "A"

(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 281 as shown and defined on said map; 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 Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in EVEN - numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003