

OFFICIAL RECORD

Requested By:  
JAMES B HIGGINS

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-1111 PG- 5543 RPTT: # 5



Recording requested by: \_\_\_\_\_

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: James B Higgins

Name James B Higgins

Address: 410 5<sup>th</sup> Ave

Address 410 5<sup>th</sup> Ave

City/State/Zip: Half Moon Bay, CA, 94019

City/State/Zip Half Moon Bay, CA 94019

Property Tax Parcel/Account Number: APN 1319-30-724-010

### Quitclaim Deed

This Quitclaim Deed is made on October 19, 2011, between

James B Higgins Dorothy Hiji, Grantor, of 410 5<sup>th</sup> Ave

\_\_\_\_\_, City of Half Moon Bay, State of CA,

and Kimberly Mary Deren Maup, Grantee, of 32 Loma Vista Drive

\_\_\_\_\_, City of Orinda, 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 400 Ridge Club Drive, City of Stateline, State of Nevada:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: October 19, 2011

Dorothy Higgins James B Higgins  
Signature of Grantor

DOROTHY HIGGINS JAMES B HIGGINS  
Name of Grantor

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
Printed Name of Witness #1

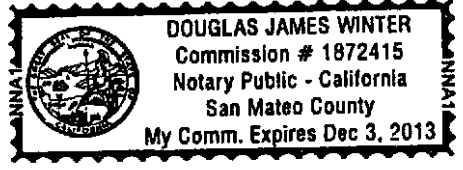
\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

State of California County of San Mateo

On 19 October 2011, the Grantor, Dorothy Higgins and James B Higgins personally came before me and, being duly sworn, did state and prove that ~~he~~<sup>they</sup> is the person described in the above document and that ~~he~~<sup>they</sup> signed the above document in my presence.

[Signature]  
Notary Signature



Notary Public,  
In and for the County of San Mateo State of California

My commission expires: 03 Dec 2013 Seal

Send all tax statements to Grantee.



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. 009 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 re-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 "Prime 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".