

PREPARED BY:
Terri Foster
5959 Briercree Ave
Lakewood, CA 90713

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
✓ Lucas A. Beato
18752 Beach Blvd
Huntington Beach, CA 92648

MAIL TAX STATEMENTS TO:
Lucas A. Beato
18752 Beach Blvd
Huntington Beach, CA 92648

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0312 PG-1319 RPTT: 1.95



APN: 1319-30-614-085 pm

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 13th day of February, 20 12, between John F. Henderson, whose address is 126 Diamond Ave, Balboa Island, California 92662, and Barbara Henderson, whose address is 126 Diamond Ave, Balboa Island, California 92662, a married couple ("Grantors"), and Lucas A. Beato, whose address is 18752 Beach Blvd, Huntington Beach, California 92648, and Robin M. Beato, whose address is 18752 Beach Blvd, Huntington Beach, California 92648, a married couple ("Grantees").

FOR FULL CONSIDERATION, in the amount of \$10.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantees, as Joint Tenants with Right of Survivorship, the property located in Douglas County, Nevada, described as:

See Exhibit "A" attached

Method of obtaining description: Found on Previously Recorded Deed

Being the same property conveyed in the County Register's General Warranty Deed, Book 284, Page 5202.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or

assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 1319-30-644-085

IN WITNESS WHEREOF the Grantors have executed this deed on the Feb. 13 day of 2012

2/13/12
Date

John F. Henderson
John F. Henderson, Grantor

2/13/12
Date

Barbara Henderson
Barbara Henderson, Grantor

State of **STATE OF CALIFORNIA**
County of **COUNTY OF ORANGE**

This instrument was acknowledged before me on the 13 day of February, 2012 by John F. Henderson and Barbara Henderson

Sean Angier
Notary Public Signature

California Notary Public
Title or Rank



IN WITNESS WHEREOF the Grantees have executed this deed on the 17th day of February, 2012.

2/17/12
Date

2/17/12
Date

[Signature]
Lucas A. Beato, Grantee

[Signature]
Robin M. Beato, Grantee

State of CALIFORNIA
County of ORANGE

This instrument was acknowledged before me on the 17th day of FEBRUARY, 2012 by LUCAS A. BEATO AND ROBIN M. BEATO

[Signature]
Notary Public Signature

MS2 / Notary Public
Title or Rank



EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 175 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (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 M.D.B. & M.; 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 THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 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 Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-287-01

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

91 AUG 26 P2-01

SUZANNE H. AUCREAU 258725
RECORDED

DEPUTY

BOOK 891 PAGE 431