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Douglas County - NV
Karen Ellison - Recorder

1319-30-519-007ptn

Recording requested by: Edward C. Rusnak and
Denise Rusnak

Page: 1 Of 3 Fee: 41.00
BK-0412 PG- 5846 RPTT: 1.95



When recorded, mail to:

Name: Edward C. Rusnak and Denise Rusnak
Address: 669 Glen Road
City/State: Danville, CA 94526

Document prepared by:

Name: John P. Rusnak, Jr.
Address: 2921 Mattahoon Road
City/State: Wilmington, DE 19808

QUITCLAIM DEED

This Quitclaim Deed is made on April 9, 2012 between **JOHN P. RUSNAK, JR.** and **CAROL S. RUSNAK**, husband and wife, Grantors, of 2921 Mattahoon Road, City of Wilmington, State of Delaware 19808, and **EDWARD C. RUSNAK** and **DENISE RUSNAK**, husband and wife, Grantees, of 669 Glenn Road, City of Danville 94526, State of California.

For valuable consideration, the Grantors hereby quitclaim and transfer all right, title, and interest held by the Grantors in the following described real estate and improvements to the Grantees, and their heirs and assigns, to have and hold forever, located at Lot 50, Unit 007, of the Ridge View Timeshare Condominium Estate, City of Stateline, State of Nevada:

The Ridge View, Winter Season, week # 50-007-46-01, Stateline, Nevada 89449.

See Exhibits 'A' and 'B' attached hereto and by this reference made a part hereof. Exhibit 'B' is attached to more accurately describe the Timeshare Condominium Estate being conveyed.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2012 shall be prorated between the Grantors and Grantees as of the date of recording of this deed.

Dated: 4/9/12

Dated: 4/9/12

John P. Rusnak Jr.
JOHN P. RUSNAK, JR., GRANTOR

Carol S. Rusnak
CAROL S. RUSNAK, GRANTOR

Charles C. Woods
Signature of Witness #1

Charles C. Woods
Printed Name of Witness #1

Kimra Sporenberg
Signature of Witness #2

Kimra Sporenberg
Printed Name of Witness #2

State of Delaware, County of New Castle on April 9 2012 the Grantors, **JOHN P. RUSNAK, JR.**, and **CAROL S. RUSNAK**, husband and wife, personally came before me and being duly sworn, did state and prove that they are the persons described in the above document and that they signed the above document in my presence.

Ann Marie Wren Orzechowski
Notary Signature

Notary Public,
In and for the County of New Castle, State of Delaware.

My commission expires: April 20, 2013
ANN MARIE WREN ORZECZOWSKI
NOTARY PUBLIC, STATE OF DELAWARE
My Commission Expires April 20, 2013

(Seal)

Send all tax statements to Grantees.

EXHIBIT "A"
LEGAL DESCRIPTION

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(b) Unit No. 007-46 as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas as set forth on said Seventh Amended Map of Tahoe Village, Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, at Page 160, of Official Records of Douglas County, Nevada as Document No. 114254.

Parcel 3: the exclusive right to use said 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" within the "WINTER use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season.

A Portion of APN 40-300-07

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO THE REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

EXHIBIT "B" (50)

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document NO. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Records of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(B) Unit No. 007 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to use said 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" within the "Winter use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

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STEWART TITLE OF DOUGLAS COUNTY