

Doc Number: **0815387**

12/31/2012 10:12 AM

OFFICIAL RECORDS

Requested By
KATHERINE KENNEDY

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
BK: 1212 Pg: 8067 RPTT \$ 19.50



Deputy sg

Recording requested by: _____

When recorded, mail to:

Katherine Kennedy & Rochelle Kennedy
1400 Quesada Ave.
SF CA 94124
1

Space above for Recorder's Use Only

Title Order # _____

Escrow # _____

Document Prepared by: _____

Quitclaim Deed

The undersigned Grantor(s) declare:

The Document Transfer Tax is \$ _____

Assessor's Parcel # *1319-30-720-001 ptas*

___ Unincorporated Area or ___ City of _____

___ Tax computed on full value of property conveyed, or

___ Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Quitclaim Deed is made on *December 4, 2012*, between

Gloria V. Bautista, Mary E. Kohler & Phillip Cerone, Grantor(s), of *The Ridge Tahoe, 400 Ridge Club Dr., Stateline, NV 89449* (address), and *KATHERINE KENNEDY & Rochelle Kennedy*

Grantee(s), of *1400 QUESADA AVE. SF, CA 94124* (address).

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee(s), and his or her heirs and assigns, to have and hold forever, located at

SAN FRANCISCO, State of *CALIFORNIA*:

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

Dated: 12/4/12

[Signature]
Signature of Grantor

Mary E Kohler
Signature of Grantor

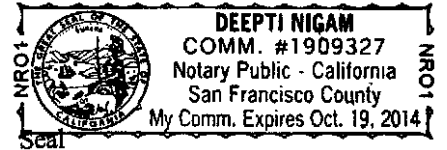
Gloria V. Bautista
Name of Grantor

Mary E. Kohler
Name of Grantor

State of California
County of SAN FRANCISCO S.S.

On 12-04-2012, before me, DEEPTI NIGAM, NOTARY PUBLIC (name and title of notary), personally appeared GLORIA V. BAUTISTA & MARY E.; KOHLER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

[Signature]
Notary Signature



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

Dated: 12/4/12

Philip Edward Cerone
Signature of Grantor

Signature of Grantor

PHILLIP EDWARD CERONE
Name of Grantor

Name of Grantor

State of California

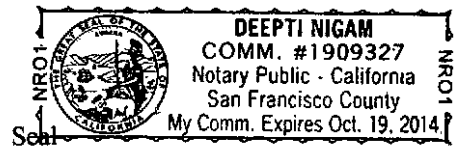
County of SAN FRANCISCO

On 12-04-2012, before me, DEEPTI NIGAM, NOTARY PUBLIC

(name and title of notary), personally appeared PHILIP E. CERONE,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

Drigan
Notary Signature



WHEN RECORDED MAIL TO:

GLORIA V. BAUTISTA
616 Laguna Honda Blvd.
San Francisco, CA 94127

APN #: 33-129-11-02
PTN 1319-30-700-001

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 13th day of October, 2004, by and between ALVARITA CABRERA, hereinafter referred to as GRANTOR, of 2662 43rd Avenue, San Francisco, California, 94116, and GLORIA V. BAUTISTA, MARY KOHLER and PHILLIP CERONE, hereinafter referred to as GRANTEES, whose address is 616 Laguna Honda Blvd., San Francisco, California, 94127.

WITNESSETH:

That GRANTOR, for valuable consideration in the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does by these presents remise, release, convey, and Quitclaim without warranty unto GRANTEES, One Hundred Percent (100%) of her interest in said Timeshare Condominium Property, as their sole and separate property, and to their heirs and assigns, forever, all that certain lot, piece or parcel of land, situated in Douglas County, State of Nevada, commonly known as, THE RIDGE TAHOE, 400 Ridge Club Drive, Stateline, Nevada, 89449, more particularly described as follows, to wit:

- A Timeshare Estate comprised of:
- PARCEL ONE: An undivided 1/51st interest in and to that certain condominium described as follows:
 - A. An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document 62661, all of Official Records Douglas County, State of Nevada. Excepting therefrom units 121 to 140 as shown and defined on that certain Condominium plan recorded August 20, 1982, as Document No. 70305 of Official Records.
 - B. Unit No. 129 as shown and defined on said Condominium Plan.

0631807

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 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 said UNIT 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 during ONE "use week" within the Summer "use season," as said quoted terms are defined 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, State of Nevada.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto GLORIA V. BAUTISTA, MARY KOHLER and PHILLIP CERONE as joint tenants, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, GRANTOR has executed this Conveyance the day

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