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Doc Number: **0821155**

04/04/2013 02:50 PM

OFFICIAL RECORDS

Requested By:
LAURIE A BUNTEN

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 0413 Pg: 1183 RPTT # 5



Deputy: pk

Prepared By:

Laurie A. Bunten
521 5th Street
Ouray, Colorado 81427

After Recording Return To:

Laurie A. Bunten
PO Box 1327
Ouray, Colorado 81427

1319-30-722-014 (ptn)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On April 01, 2013 THE GRANTOR(S),

- Laurie A. Bunten, a single person,
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration
conveys, releases and quit claims to the GRANTEE(S):

- Laurie A. Bunten, residing at 521 5th Street,
Ouray, Ouray County, Colorado 81427
- Paul A. Bunten and Cynthia S. Bunten, a married couple, residing at 273 Kelly Drive,
Novato, Marin County, California 94949

as joint tenants with rights of survivorship, the following described real estate, situated in Stateline,
in the County of Douglas, State of Nevada:

Legal Description: Parcel One: And undivided 1/51st interest in and that certain condominium as follows: (a) And undivided 1/20th interest, as tenants-in-common, in and to Lot 32 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. Except therefrom units 101 to 120 Amended Map and as corrected by said Certificate of Amendment. (b) Unit No. 113 as shown and defined on said last mentioned map and as corrected by said Certificate of Amendment. Parcel Two: A non-exclusive right to use the real property know 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.

Description is as it appears in Document No. 136804, Official Records, Douglas County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Adding my son and his wife to the deed.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 0000-42-190-230

Mail Tax Statements To:

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 4/4/2013

Laurie A. Bunten

Laurie A. Bunten
521 5th Street
Ouray, Colorado, 81427

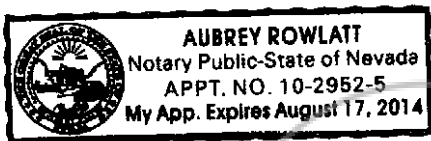
STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 4 day of April 2013,
_____ by Laurie A. Bunten.

Aubrey Rowlett
Notary Public

Notary Public
Title (and Rank)

My commission expires 8-17-14



Signature and Notary for Quit Claim Deed regarding 400 Ridge Club Drive