

Doc Number: **0830753**

09/17/2013 02:06 PM

OFFICIAL RECORDS

Requested By
DEBORAH TRAVERS

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 0913 Pg: 3609 RPTT \$ 3.90



Deputy: gb

Recording requested by: _____

Space above reserved for use by Recorder's Office.

When recorded, mail to:

Document prepared by:

Name: Deborah L. TRAVERS

Name Deborah L. TRAVERS

✓ Address: P.O. Box 185

Address P.O. Box 185

City/State/Zip: Chicago Park, Co, 95712

City/State/Zip Chicago Park, Co, 95712

Property Tax Parcel/Account Number: 3704904A - # 1319-30-644-012 PTN

Quitclaim Deed

This Quitclaim Deed is made on September 16, 2013, between

Deborah L. TRAVERS, Grantor, of ~~see exhibit A~~

City of Stateline, State of Nevada

and Robert R. Travers Jr., Amie E. Lawton, Christina D. Lawton, Grantee, and Deborah L. TRAVERS - *All Joint Tenants -*

~~Exhibit A~~, City of Stateline, State of Nevada

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 Dr.,

City of Stateline, State of Nevada:

see exhibit A

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 9-16-13

Deborah L. Travers
Signature of Grantor

Deborah L. Travers
Name of Grantor

[Signature]
Signature of Witness #1

Dennis R. Roberts
Printed Name of Witness #1

Signature of Witness #2

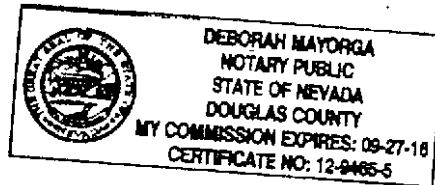
Printed Name of Witness #2

State of NV County of Douglas

On 9/16/13, the Grantor, Deborah L. Travers,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature



Notary Public,

In and for the County of Douglas State of NV

My commission expires: 9/27/16 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 1/106th 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. 049 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 the 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 42-282-03

REQUESTED BY
Deborah Travers
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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

'96 DEC -9 11:48

'90 DEC 12 P1:44

LINDA SLATER
RECORDER

SUZANNE BEAUREAU
RECORDER

402497

9:00 PAID *kr* DEPUTY

5:00 PAID *Ch* DEPUTY 240920

BK 1296 PG 1163

BOOK 1290 PAGE 1538