

1A

Assessor's Parcel Number: PTN 1319-30-644-090

Recording Requested By:

Name: RICK FLOWERS

Address: 1905 Woodland Dr

City/State/Zip Coos Bay, Or 97459

Real Property Transfer Tax:

\$ \_\_\_\_\_

Doc Number: **0838966**

03/03/2014 10:33 AM

OFFICIAL RECORDS

Requested By

JUANITA FLOWERS

DOUGLAS COUNTY RECORDERS

Karen Ellison - Recorder

Page: 1 of 4

Fee: \$ 17.00

Bk: 0314 Pg: 030 RPTT # 3



Deputy: ss

Deed

(Title of Document)

*re-recording because exhibit A (B) was wrong*

*DOC 834046*

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

Doc Number: **0834046**

11/19/2013 10:07 AM  
OFFICIAL RECORDS  
Requested By:  
**JOEL R FLOWERS**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00  
Bk: 1113 Pg: 3802 RPTT # 5

||  
gb

Recording requested by: Juanita Flowers

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Rick Flowers

Name Juanita Flowers

✓ Address: 1905 Woodland Dr.

Address 2585 16th Street

City/State/Zip: Coos Bay, OR. 97459

City/State/Zip North Bend, OR. 97459

Property Tax Parcel/Account Number: PTN 1319-30-644-090

### Quitclaim Deed

This Quitclaim Deed is made on Nov. 14, 2013, between  
Joel R. & Juanita J. Flowers Grantor, of Coos County  
North Bend, City of North Bend, State of Oregon 97459,  
and Rick (senior) & Sonja Flowers, Grantee, of Coos County  
Coos Bay, City of Coos Bay, State of Oregon 97420.

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 Ridge Tahoe Resort; Time Share  
See Exhibit (A) City of Stateline, State of Nevada Nevada:

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

Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: Nov. 15, 2013

Juanita J. Flowers  
Signature of Grantor

Joel R. Flowers  
Name of Grantor

Jamie L. Bishop  
Signature of Witness #1

Bernice L. Bishop.  
Printed Name of Witness #1

Darrell D. Bishop  
Signature of Witness #2

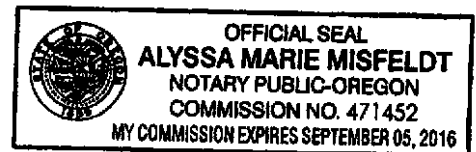
Jarrell D. Bishop  
Printed Name of Witness #2

State of Oregon County of COOS

On NOV 15 2013, the Grantor, Juanita J. Flowers & Joel R. Flowers

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.

Alyssa Marie Misfeldt  
Notary Signature



Notary Public,

In and for the County of COOS State of Oregon

My commission expires: Sept 05 2016 Seal

Send all tax statements to Grantee.

A TIMESHARE ESTATE COMPRISED OF


  
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BK 1113  
PG 3804  
11/19/2013PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, 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, Nevada.
- (B) Unit No. ~~180~~  
197 as shown and defined on said Condominium Plan.

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 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.

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 and such recreational areas as may become a part of said timeshare project, 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 a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on 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 weeks 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 rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

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PG: 33  
3/3/2014

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