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OFFICIAL RECORDS

Requested By  
**SHOZO SHIMAZAKI**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00  
Bk: 0314 Pg: 3154 RPTT # 5



Deputy. pk

1319-30-722-006 (ptr)

Recording requested by: Shozo Shimazaki

When recorded, mail to:

Name: Shozo Shimazaki

Address: 3850 Gavota Ave.

City: San Jose

State/Zip: CA / 95124

Space above reserved for use by Recorder's Office

Document prepared by:

Name Shozo Shimazaki

Address 3850 Gavota Ave.

City/State/Zip: San Jose / CA / 95124

Property Tax Parcel/Account Number: APN: 42-160-12

#321060501

## Quitclaim Deed

This Quitclaim Deed is made on February 19, 2014, between Tatsuo Shimazaki and Michiyo Shimazaki, husband and wife, as joint tenants, Grantor, of 19723 Elisa Ave., City of Saratoga, State of CA, and Shozo Shimazaki and Chikako Shimazaki, husband and wife, as joint tenants, Grantee, of 3850 Gavota Ave., City of San Jose, State of California.

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 Douglas County, State of Nevada:

That Grantor, in consideration of the sum of TEN DOLLARS(\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference:

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded September 17, 1982, as Document No. 71000, Liber 982, Page 753, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first herein above written.

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: February 19, 2014

T. Shimazaki  
Signature of Grantor

Michiyo Shimazaki  
Signature of Grantor

Tatsuo Shimazaki  
Name of Grantor

Michiyo Shimazaki  
Name of Grantor

State of California  
County of Santa Clara

On February 19, 2014, the Grantors Tatsuo Shimazaki and Michiyo Shimazaki 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.

Nichelle Russien  
Notary Signature

Notary Public,  
In and for the County of Santa Clara State of California  
My commission expires: July 14, 2016 Seal

Send all tax statements to Grantee.



**EXHIBIT "A"**

**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 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 No. 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. 106 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

**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 modification 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 use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

**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, M.D.M., -and-
- b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of

Amendment recorded November 23, 1981, as Document No. 62661, 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 Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the the project, during said use week within said season.

NOTE: For use with First Phase Deeds and Deeds of Trust on Lot 32.