

Doc Number: **0846432**

07/16/2014 02:50 PM

OFFICIAL RECORDS

Requested By:  
**GARY L STRAUS**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00  
Bk: 0714 Pg: 3592 RPT # 5



**PREPARED BY:**

Gary Straus  
5633 Amber Fields Drive  
Shingle Springs, CA 95682

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**

Timothy Cochrane  
7591 Chester Drive  
Salinas, CA 93901

**MAIL TAX STATEMENTS TO:**

Timothy Cochrane  
7591 Chester Drive  
Salinas, CA 93901

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on the 30<sup>th</sup> day of JUNE, 2014, between Gary Straus, a single person, whose address is 5633 Amber Fields Drive, Shingle Springs, California 95682, and Ingeborg Cochrane, a single person, whose address is 5633 Amber Fields Drive, Shingle Springs, California 95682 ("Grantors"), and Timothy Cochrane, a single person, whose address is 7591 Chester Drive, Salinas, California 93901 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantee, the property located in Douglas County, Nevada, described as:

The Ridge Tahoe, Plaza Building, Prime Season, Week #37-050-19-01, Stateline, Nevada 98449

Method of obtaining description: Found on Previously Recorded Deed

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 1319-30-644-013

IN WITNESS WHEREOF the Grantors have executed this deed on the 30<sup>th</sup> day of June, 2014.

6-30-2014  
Date

Gary Straus  
Gary Straus, Grantor

6-30-2014  
Date

Ingeborg Cochran  
Ingeborg Cochran, Grantor

State of California  
County of El Dorado

This instrument was acknowledged before me on the 30<sup>th</sup> day of June, 2014 by Gary Leroy Straus and Ingeborg Cochran.

[Signature]  
Notary Public Signature



NOTARY PUBLIC  
Title or Rank

IN WITNESS WHEREOF the Grantee has executed this deed on the \_\_\_ day of \_\_\_\_\_, 20\_\_.

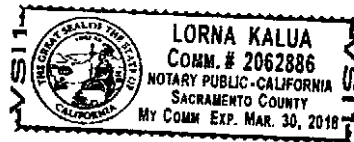
6-30-2014  
Date

[Signature]  
Timothy Cochran, Grantee

State of California  
County of El Dorado

This instrument was acknowledged before me on the 30<sup>th</sup> day of June, 2014 by Timothy Cochran.

[Signature]  
Notary Public Signature



Notary Public  
Title or Rank

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL 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. 050 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".

BK 0714  
PG 3594  
7/16/2014

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