

PREPARED BY:

Thomas Bland
PO. Box 966
Lafayette, CA 94549

RECORDING REQUESTED BY**AND WHEN RECORDED MAIL TO:**

✓ Thomas Bland
Po Box 966
Lafayette, CA 94549

MAIL TAX STATEMENTS TO:

Julie Clavin
1701 Varick Drive
Roseville, CA 95747



00000772201408505060040048

KAREN ELLISON, RECORDER

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 27 day of September, 2014, between Thomas Bland, whose address is Po Box 966, Lafayette, California 94549, and Ann Denny, whose address is Po Box 966, Lafayette, California 94549, a married couple("Grantors"), and Julie Clavin, a married person, whose address is 1701 Varick Drive, Roseville, California 95747, and Laura Schafer, a married person, whose address is 1040 Meadow Brook Drive, Brentwood, California 94513 ("Grantees").

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 Grantees, as Tenants in Common, the property located in Douglas County, Nevada, described as:

Exhibit A. Attached

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 Grantees, and to the Grantees' 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: See exhibit page 1319-30-645-003

IN WITNESS WHEREOF the Grantors have executed this deed on the 27 day of September, 2014.

Sept. 27, 2014
Date

Thomas Bland
Thomas Bland, Grantor

Sept 27, 2014
Date

Ann Denny
Ann Denny, Grantor

State of California
County of Contra Costa

This instrument was acknowledged before me on the 27 day of September, 2014 by Thomas Bland and Ann Denny.

Hayley Hornbuckle
Notary Public Signature



Notary Public
Title or Rank

IN WITNESS WHEREOF the Grantees have executed this deed on the 27 day of September, 2014.

Sept. 27, 2014
Date

Julie Clavin
Julie Clavin, Grantee

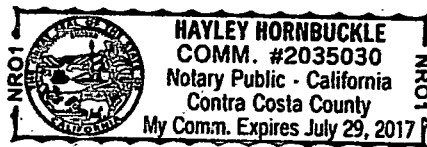
Sept. 27, 2014
Date

Laura Schaffer
Laura Schaffer, Grantee

State of California
County of Contra Costa

This instrument was acknowledged before me on the 27 day of September, 2014 by Julie Clavin and Laura Schaffer.

Hayley Hornbuckle
Notary Public Signature



Notary Public
Title or Rank

EXHIBIT "A" (42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 291 as shown and defined on said map; together described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;
thence S. 14°00'00" W., along said Northerly line, 14.19 feet;
thence N. 52°20'29" W., 30.59 feet;
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 MAY 27 AIO:09

0440464
BK0598PG5161

LINDA SLATER
RECORDER
\$ 800 PAID K2 DEPUTY

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

- 1. Assessor Parcel Number (s)**
- (a) 1319-30-645-003
- (b) _____
- (c) _____
- (d) _____

- 2. Type of Property:**
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other <u>TIME share Ridge Tahoe</u> | |

3. Total Value/Sales Price of Property: \$ 0

~~Deed-in-Lieu-of-Foreclosure Only (value of property)~~ \$ _____

Transfer Tax Value: \$ 0

Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: exemption # 5

b. Explain Reason for Exemption: Transfer to daughters

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 % per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Thomas Bland Ann Penny Capacity grantors

Signature Julie Clavin Laura Schaffer Capacity grantees

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Thomas Bland / Ann Penny

Address: PO Box 966

City: LA FAYETTE

State: CA Zip: 94549

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Julie Clavin and Laura Schaffer

Address: 1701 Varick Dr 1040 Meadow Brook Dr

City: Roseville, CA 95742 Brentwood, CA 9451

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____