

**DOUGLAS COUNTY, NV** 

Rec:\$19.00 Total:\$19.00 JEREMY BENNY

2014-852063 11/03/2014 11:21 AM



KAREN ELLISON, RECORDER

## RECORDING REQUESTED BY:

Jeremy Benny

WHEN RECORDED MAIL TO:

6117 Laird Rd. Loomis, CA 95650

AND MAIL TAX STATEMENTS TO:

NAME Jeremy Benny

ADDRESS 6117 Laird Rd.		
CITY Loomis		
STATE & ZIP California 95650		
Quitclaim Deed		
TITLE ORDER NO. N/A ESCROW NO		
THE UNDERSIGNED GRANTORS DECLARE		
DOCUMENTARY TRANSFER TAX is \$; CITY TAX is \$		
computed on full value of property conveyed, or		
computed on full value less value of liens or encumbrances remaining at time of sale,		
Unincorporated area; City of, County of Douglas, California.		
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Cynthia		
Benny, married, of 1112 Caversham Way Roseville, CA 95747, (the "Grantor"), hereby remise,		
release and forever quitclaim to Jeremy Benny, married, of 6117 Laird Rd. Loomis, CA 95650,		
(the "Grantee"), the following described real property in the County of Douglas, State of		
Nevada (the "Land"):		
see attached exhibit A.		
Previously referenced as follows: Book, Page,		
Document No. 288662 of the Recorder of Douglas County		

**IN WITNESS WHEREOF**, the said Grantor has caused its name to be affixed hereto and this instrument to be executed by the authorized agents of the Grantor, thereunto duly authorized.

Dated 9th day of October, 2014

Cynthia Benny

Signed, Sealed and Delivered In the Presence of:

Sign:

Sign:

Name:

See Nary

## **Grantor Acknowledgement**

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On this 9th day of October, 2014, before me, Manuella personally appeared Cynthia Benny, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

(print name)

CHRISTINA MARIA MONACO
Commission # 1919963
Notary Public - California
Sacramento County
My Comm. Expires Jan 1, 2015

## **Spousal Rights**

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I, Randy Gustavus of 1112 Caversham Way Roseville, CA 95747, spouse of Cynthia Benny, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature

Spousal Acknowledgement

STATE OF CALIFORNIA

COUNTY OF SACY AMENTO

On this 9th day of October, 2014, before me Missis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

(print name)

CHRISTINA MARIA MONACO
Commission # 1919963
Notary Public - California
Sacramento County
My Comm. Expires Jan 1, 2015

An undivided 1/51st interest as tenants in common in certain real property and improvements as follows: (A) divided 1/50th interest in and to Lot 28 as shown on Tahoe Village 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053 Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) 13 as shown and defined on said map; together with those easements appurtenant thereto and such easements described 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 Six /recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-13

STEHANT THE ST BOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

92 SEP 21 AIO:06

SUZANNE BEAUDREAU
RECORDER

288662

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BOOK 992 PAGE3197

R.P.T.T., \$ THE RIDGE TAHOE GRANT, BARGAIN, SALE DEED 10th September THIS INDENTURE, made this. \_\_ day of . between HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Grantor, and Rudolph M. Benny and Cynthia R. Benny, husband and wife as joint tenants with right of survivorship Grantee: WITNESSETH: That Grantor, in consideration for 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 beirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, prore particularly described on Exhibit "A" attached hereto and incorporated herein by this reference; TOGETHER with the tenaments, herediaments and appartenances thereunto belonging or appurtaining 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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions daired January 30, 1984 and recorded February 14, 1984, as Document No. 96/58, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein; TO HAVE AND TO HOKD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever. IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written. HARICH TAHOE DEVELOPMENTS, STATE OF NEVADA a Nevada general partnership COUNTY OF DOUGEAS By: Lakewood Development Inc., a Nevada corporation, general partner September personally appeared before me, a notary public, Robelt W. Dunbar, known to me to be the Treasurer and Chief Financial Officer of Lakewood Development Ind. a Nevada corporation, and he acknowledged to me that he executed the document on behalf of said corporation as general partner of Robert W. Dunbar, Treasurer, Harich Tahoe Developments, a Nevada general Chief Financial Officer partnership. 28-013-45-01 SPACE BELOW FOR RECORDER'S USE ONLY **Notary Public** TERI HYDE Notary Public - State of Nevada Appointment Resorded in Washoe County MY APPOINTMENT EXPIRES MAR. 6, 1994 2801345A WHEN RECORDED MAIL TO Rudolph Benny Name Cynthia Benny Street 8204 Scarlet Oak Address

Citrus Heights, CA 95610

City &

288662 BOOK 992 PAGE3196

STATE OF NEVADA	^	
DECLARATION OF VALUE FORM	/\	
1. Assessor Parcel Number(s)	( )	
a) <b>2801345</b> A	\ \	
b)	\ \	
c)	\ \	
d)	\ \	
2. Type of Property:		
a) Vacant Land b) Single Fam. R	les. FOR RECORDER'S OPTIONAL USE ONLY	
c) Condo/Twnhse d) 2-4 Plex	Book: Page:	
e) Apt. Bldg f) Comm'l/Ind'l	Date of Recording:	
g) Agricultural h) Mobile Home	Notes:	
Other		
3. Total Value/Sales Price of Property	- \$ -	
Deed in Lieu of Foreclosure Only (value of pro-	perty) (	
Transfer Tax Value:	\$	
Real Property Transfer Tax Due	\$	
4. If Exemption Claimed:		
a. Transfer Tax Exemption per NRS 375.090,		
b. Explain Reason for Exemption: mother	deeding property to son	
5. Partial Interest: Percentage being transferred:	%	
The undersigned declares and acknowledges	s, under penalty of perjury, pursuant to	
NRS 375.060 and NRS 375.110, that the information	on provided is correct to the best of their	
information and belief, and can be supported by do	cumentation if called upon to substantiate the	
information provided herein. Furthermore, the part	ies agree that 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	nt owed.	
Signatule with Resser	Capacity <u>Selley</u>	
Signature	Capacity	
SELLER (GRANTOR) INFORMATION	<b>BUYER (GRANTEE) INFORMATION</b>	
(REQUIRED)	(REQUIRED)	
Print Name: ("unthia Denny	Print Name: Teremy Benny	
Address: ///2 Cavershow WAY	Address: 017 Laiva Rd.	
City: Roseville	City: Loomis	
State: <u>Ca</u> Zip: <u>95747</u>	State: <u>CIA</u> Zip: <u>95650</u>	
COMPANY/PERSON REQUESTING RECORI		
Print Name:	Escrow #:	
Address:		
City:	State:Zip:	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED