

Assessor's Parcel Number:
1319-30-724-031 (ptn)

Prepared By:
Ashley O'Neill
3275 Caminito Eastbluff, Unit 204
La Jolla, California 92037



KAREN ELLISON, RECORDER

E05

After Recording Return To:
Susan Smith-Ansotegui
150 N. Bailey Street
Fallon, Nevada 89406

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 3, 2014 THE GRANTOR(S),

Ashley O'Neill, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Susan Smith-Ansotegui, a single person, residing at 150 N. Bailey Street, Fallon, Churchill County, Nevada 89406;
Ashley O'Neill, a single person, residing at 3275 Caminito Eastbluff, Unit 204, La Jolla, San Diego County, California 92037;
Johana Smith, a single person, residing at 1491 E. Intruder Circle, Apt. 202, Virginia Beach, Virginia Beach County, Virginia 23454
as joint tenants with rights of survivorship, the following described real estate, located and situated in the County of Douglas, State of Nevada:

More particularly described on Exhibit "A," a copy of the proper legal description is attached and incorporated herein by this reference.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer Tax Exemption, per NRS 375.090, Section 5: adding a parent and a sibling to the current deed on record.

Mail Tax Statements To:
Susan Smith-Ansotegui
150 N. Bailey Street
Fallon, Nevada 89406

[SIGNATURE PAGE FOLLOWS]

COPY

Grantor Signatures:

DATED: 11-3-2014



Ashley O'Neill
3275 Caminito Eastbluff, Unit 204
La Jolla, California, 92037

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 11-03-2014 before me, David Deng, personally appeared Ashley O'Neill, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Seal)
Signature of Notary Public

My commission expires 07-12-2016



Signature and Notary for Quitclaim Deed regarding 1319-30-724-031 (ptn)

0717587
34-030-34

PARCEL ONE:

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

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County; excepting therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903 of Official Records of Douglas County.
- (B) Unit No. 030 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 Fourth Amended and restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758.

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, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment, recorded November 23, 1981, as Document No. 62661 of Official Records of Douglas County 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.

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.;
- (B) An easment 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, of Official Records of Douglas County.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904, 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 week within the "PRIME season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

RECORDED BY
FIRST NEVADA TITLE COMPANY
IN OFFICIAL RECORDS OF
COUNTY OF NEVADA

'87 JUL 30 AM 10:03

SUZANNE DEBORDREAU
RECORDS CLERK
S. LOOP PAIG DEPUTY

159164

BOOK 787 PAGE 4014

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) 1319-30-724-031 (p4n)
(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>timeshare</u> | |

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: 5
b. Explain Reason for Exemption: adding parent & sibling to deed

5. Partial Interest: Percentage being transferred: _____ %

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 [Handwritten Signature] Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ashley O'Neill
Address: 3275 Caminito Eastbluff
City: La Jolla #204
State: CA Zip: 92037

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Susan Smith-Ansoategui
Address: 150 N. Bailey St.
City: Fallon
State: NV Zip: 89400

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____