

DOUGLAS COUNTY, NV

2014-854384

RPTT:\$1.95 Rec:\$18.00

\$19.95 Pgs=5

12/12/2014 01:02 PM

UDEED, LLC

KAREN ELLISON, RECORDER

APN: 1319-30-724-019

R.P.T.T.: \$1.95

Exempt: (N/A)

Recording Requested By:

uDeed, LLC

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 76407 TS

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

Send Subsequent Tax Bills To:

The Ridge Tahoe Homeowners Association

P. O. Box 5721

Stateline, NV 89449

Timeshare ID No.: Lot 34, Unit 018

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Ralph D. Brunner, who acquired title as Ralph Del Brunner, and Marsha S. Brunner, husband and wife as joint tenants with right of survivorship**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Paige D. Peters, a married woman as her sole and separate property**, whose address is 303 Magnolia Drive, Laguna Beach, California 92651,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **June 25, 1988**, as Book **188**, Page **2812**, Document No. **171311** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **400 Ridge Club Drive, Stateline, Nevada 89449**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 17 day of NOVEMBER, 2014.

Ralph D. Brunner
Ralph D. Brunner

Marsha S. Brunner
Marsha S. Brunner

STATE OF _____)

COUNTY OF _____)

ss

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Ralph D. Brunner and Marsha S. Brunner.**

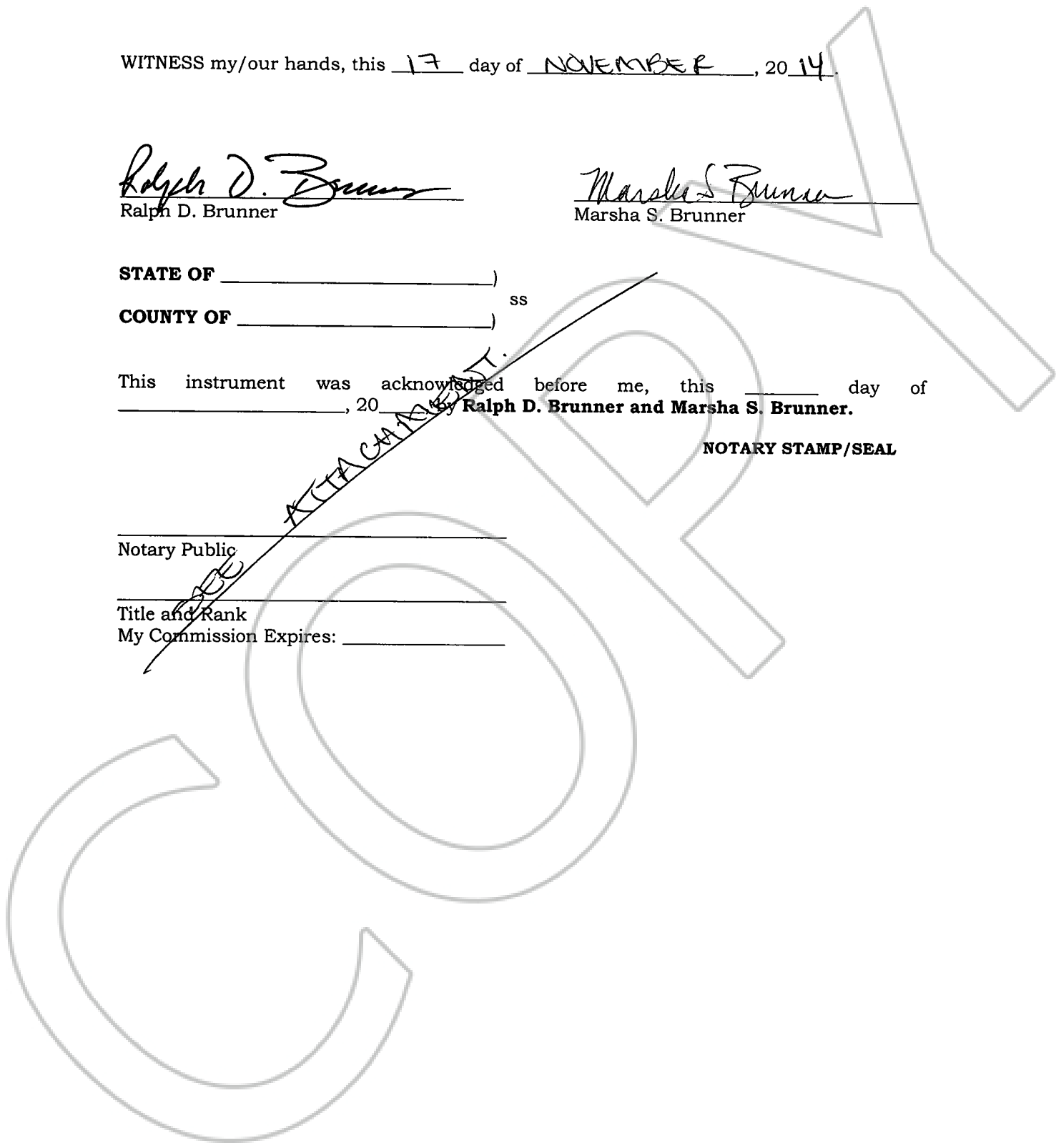
NOTARY STAMP/SEAL

Notary Public

Title and Rank

My Commission Expires: _____

ATTACHED



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

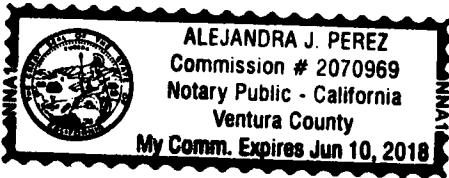
State of California

County of VENTURA

On 11/17/2014 before me, ALEJANDRA J. PEREZ, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared RALPH D. BRUNNER AND
Name(s) of Signer(s)

MARSHA S. BRUNNER



who 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
Signature: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITMAN DEED Document Date: _____

Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- | | |
|--|--|
| Signer's Name: _____ | Signer's Name: _____ |
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, TO WIT:

A TIMESHARE ESTATE COMPRISED OF:

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, STATE OF NEVADA. EXCEPT 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, STATE OF NEVADA.
- (B) UNIT NO. **018** 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 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

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

- (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 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".

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-724-019
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____ Page: _____	
Date of Recording:	_____
Notes:	

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: Timeshare

3. Total Value /Sales Price of Property: **\$100.00**
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: **\$100.00** 101.00
 Real Property Transfer Tax Due: **\$ 1.95**

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section N/A
 b. Explain Reason for Exemption: N/A

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 parties 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 owed.

Signature: Ralph D. Brunner Capacity: Grantor

Signature: Marsha Brunner Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Ralph D. Brunner**
 Address: **81087 Avenida Neblina**
 City: **Indio**
 State: **California** Zip: **92203**

Print Name: **Paige D. Peters**
 Address: **303 Magnolia Drive**
 City: **Laguna Beach**
 State: **California** Zip: **92651**

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: uDeed, LLC
 Address: 9041 S. Pecos Road, Suite 3900
 City, State, Zip: Henderson, NV 89074

Escrow #: _____

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)