

Portion of Parcel Number: 42-28 4-05

Recording Requested By:

Name: Kevin G. Croke
Address: 223 Beauforest Drive
City/State/Zip: Oakland , California, 94611



00007027201508560390040041

KAREN ELLISON, RECORDER

Real Property Transfer Tax:

\$11.70

Quitclaim Deed

When Recorded Mail To:

Kevin G. Croke
223 Beauforest Drive
Oakland , California, 94611

Quitclaim Deed

For and in consideration of \$3,000.00, the receipt and sufficiency of which is hereby acknowledged, Michele I. Boucher of 75 Westford Street, Dunstable, Massachusetts 01827, formerly Michele I. Croke, ("Grantor"), conveys and quit claims to Kevin G. Croke, of 223 Beauforest Drive, Oakland, California 94611, ("Grantee"), the following described real estate ("Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

A Timeshare Estate in a Condominium more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Jan 13, 2015
Date

Michele I. Boucher
Michele I. Boucher, Grantor

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

On this 13 day of January, 2015, before me, the undersigned, a Notary Public in and for the Commonwealth of Massachusetts, Michele I. Boucher personally appeared and acknowledged the execution of the foregoing Quitclaim Deed as her free and voluntary act and deed.

Witness my hand and official seal.

Daniel R. Martin
Notary Public

DANIEL ROLAND MARTIN
Notary Public
My Commission Expires
2-27-20

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. 071 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".

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-284-05
 b) _____
 c) _____
 d) _____

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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 3,000.00
 Deed-in Lieu of Foreclosure Only-(value of property) _____
 Transfer Tax Value: \$ 3,000.00
 Real Property Transfer Tax Due: \$ 11.70

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

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 Kevin G. Croke Capacity _____ Buyer _____

Signature _____ Capacity _____ Seller _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michele I. Boucher
 Address: 75 Westford St.
 City: Dunstable
 State: Massachusetts Zip: 01827

Print Name: Kevin G. Croke
 Address: 223 Beauforest Dr.
 City: Oakland
 State: California Zip: 94611

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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