

Prepared By  
Laura Karges, Agent  
And Return To:  
Resort Closing Services, LLC  
10923 W. St. Hwy 176  
Walnut Shade, MO 65771

Mail Tax Statements To:  
Timeshare Trade Ins, LLC  
C/O Resort Closing Services, LLC  
10923 W. St. Hwy 176  
Walnut Shade, MO 65771

A Portion of APN 40-360-13



KAREN ELLISON, RECORDER

## QUIT CLAIM DEED

Owners # 12974

On this 27<sup>th</sup> day of February, 2015, **Glenn R. Harrison and Carol A. Harrison**, joint tenants with right of survivorship, Grantors, whose mailing address is **1132 30<sup>th</sup> Pl. SW, Albany OR 97321** for and in consideration of ten dollars (\$10.00), does by these presents **REMISE, RELEASE AND FOREVER QUITCLAIM** unto **Timeshare Trade Ins, LLC**, Grantee, whose address is **10923 W. State Hwy 176, Walnut Shade, MO 65771**, and Grantees heirs and assigns, the following real estate:

**The Ridge Sierra County of Douglas State of Nevada**

That certain real property described in **Exhibit "A"** a copy of which is attached hereto and incorporated herein by this reference.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining 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, rights of way, agreements and the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions Recorded May 14, 1986, at Book 586, page 1232, as under Document No. 134786, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

This Quit Claim deed is made and given in order to show that the grantors have remised, released and quit claimed any claim to the real estate described above, and waived and released any marital or homestead rights he may therein.

**TO HAVE AND TO HOLD**, the same, with the rights, immunities, privileges, and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever: so that neither Grantors, nor Grantor's heirs, nor any other person or persons for Grantors or in Grantor's name or behalf, shall claim or demand any right or title to these premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A timeshare estate comprised of:

**PARCEL 1:**

An undivided **1/51<sup>st</sup> interest** in and to that certain condominium estate described as follows:

- (a) An undivided **1/6<sup>th</sup> interest** as tenants in common, in and to the Common Area of **Lot 21 of Tahoe Village Unit No. 1**, as shown on the map recorded December 27, 1983, as **Document No. 93406**, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as **Document No. 133713**, Official Records of Douglas County, State of Nevada.
- (b) **Unit No. B-3** as shown and defined on said condominium map recorded as **Document No. 93406**, Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as **Document No. 93406**, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary line adjustment map recorded as **Document No. 133713**, Official Records of Douglas County, State of Nevada.

**PARCEL 3:**

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, **one "Use Week" within the PRIME "Use Season"** as that term is defined in the First Amended restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as **Document No. 134786**, Official Records, Douglas County, State of Nevada (the "CC & R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the C,C & R's.

**A Portion of APN 40-360-13**

**End of Exhibit "A"**

In Witness Whereof, Grantors have set their hand hereto.

Glenn R. Harrison  
Glenn R. Harrison

Carol A. Harrison  
Carol A. Harrison

John Greene  
#1 Witness Signature

Cynthia Greene  
#2 Witness Signature

JOHN GREENE  
#1 Witness Printed Name

CYNTHIA GREENE  
#2 Witness Printed Name

ALL CAPACITY ACKNOWLEDGMENT

STATE OF Oregon

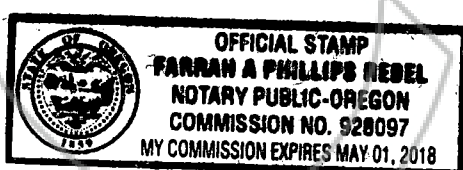
COUNTY OF Linn

On this 27<sup>th</sup> day of February, 2016, before me Farran A Phillips Rebel  
(Name of Notary Public)

Personally appeared Glenn R. Harrison and Carol A. Harrison  
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 laws of the State of Oregon  
That the foregoing paragraph is true and correct.

WITNESS my hand and official seal  
Farran A Phillips Rebel  
Signature of Notary Public



ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN CLEAR AREA AND STAY INSIDE MARGINS.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 40-360-13  
 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  
 Other Timeshare

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 500.00  
 d. Real Property Transfer Tax Due \$ 255.15

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 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 [Signature] Capacity: Agent

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED) Glenn R+  
 Print Name: Carol A. Harrison  
 Address: 1132 30th Pl.  
 City: Albany  
 State: OR Zip: 97321

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Timeshare Trade Ins LLC  
 Address: 10923 W. St. Hwy 176  
 City: Walnut Shade  
 State: MO Zip: 65771

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Timeshare Trade Ins LLC Escrow # \_\_\_\_\_  
 Address: 10923 W. St. Hwy 176  
 City: Walnut Shade State: MO Zip: 65771