



KAREN ELLISON, RECORDER

E09

APN: A portion of 1319-30-522-000

**Recording Requested by and
When Recorded Mail to:**

Jeffrey K. Rahbeck, Esq
Post Office Box 435
Zephyr Cove, Nevada 89448

Mail Tax Statements to:

Orion Homeowners Association
Post Office Box 5547
Stateline, Nevada 89449

QUITCLAIM DEED

THIS INDENTURE, made this _____ day of January, 2015, by and between Pedro L. Llanes, Byron T. Horn and Rui Li Horn as Trustees of the Horn Family Trust dated 11/25/2014, Gary L. Towle and Mary J. Towle, Trustees of the Gary L. and Mary J. Towle Family Revocable Trust dated 7/14/92, and Guefff Family Ltd. Partnership, collectively, party of this first part, and Orion Condominium Association, Inc., a Nevada Non-Profit corporation, party of the second part.

WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, hereby releases and forever quitclaims unto the said party of the second part forever, that certain piece and parcel of real property described as follows:

All "common area" as shown on the Condominium Plan Recorded December 8, 1983 in Book 1283, at Page 1132 as Document No. 92316 of Official Records of Douglas County, State of Nevada.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to the survivor forever.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first written above.

PEDRO L. LANES

HORN FAMILY TRUST dated 11/25/14

By: Byron T. Horn, Trustee


By: Ruiji Horn, Trustee

TOWLE REVOCABLE FAMILY TRUST dated 7/14/92

By: Gary L. Towle, Trustee

By: Mary J. Towle, Trustee

GUELFF FAMILY LTD. PARTNERSHIP



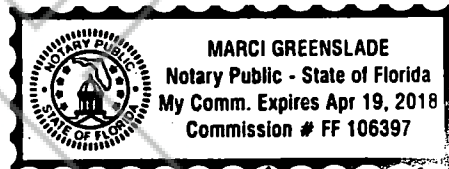
By: Steven M. Guelff's General Partner

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 16th day of February 2015, personally appeared before me,
Marci Greenslade, a Notary Public, in and for said County and State,
Steven M. Guelff, known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he executed the same, freely and
voluntarily and for the uses and purposes therein mentioned.

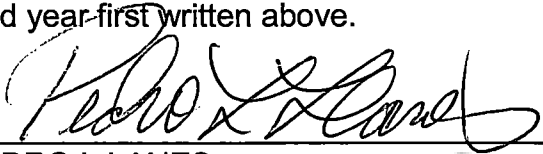
IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal in the County and State above-named, the day and year in this
certificate first above written.



Marci Greenslade
2/16/15

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to the survivor forever.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first written above.



PEDRO L. LANES

HORN FAMILY TRUST dated 11/25/14

By: Byron T. Horn, Trustee

By: Ruiji Horn, Trustee

TOWLE REVOCABLE FAMILY TRUST dated 7/14/92

By: Gary L. Towle, Trustee

By: Mary J. Towle, Trustee

GUELFF FAMILY LTD. PARTNERSHIP

By: _____, Its General Partner

ACKNOWLEDGEMENT

MICHIGAN
STATE OF NEVADA)
OAKLAND) ss.
COUNTY OF DOUGLAS)

On the 20TH day of FEBRUARY 2015, personally appeared before me, HEATHER L. ROBBINS, a Notary Public, in and for said County and State, Pedro L. Lanes, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.


NOTARY PUBLIC

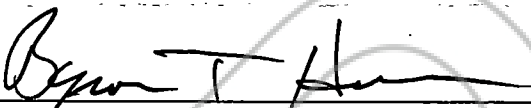
HEATHER L. ROBBINS
Notary Public, State of Michigan
County of Oakland
My Commission Expires Nov. 7, 2020
Acting in the County of OAKLAND


TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to the survivor forever.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first written above.

PEDRO L. LANES

HORN FAMILY TRUST dated 11/25/14


By: Byron T. Horn, Trustee


By: Rui Li Horn, Trustee

TOWLE REVOCABLE FAMILY TRUST dated 7/14/92

By: Gary L. Towle, Trustee

By: Mary J. Towle, Trustee

GUELFF FAMILY LTD. PARTNERSHIP

By: _____, Its General Partner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On 3-5-2015 before me, Christine Lopez
Date Here Insert Name and Title of the Officer

personally appeared Byron T. Horn and Rui Li Horn
Name(s) of Signer(s)

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 [Handwritten 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: Quitclaim Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to the survivor forever.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first written above.

PEDRO L. LANES

HORN FAMILY TRUST dated 11/25/14

By: Byron T. Horn, Trustee

By: Ruiji Horn, Trustee

TOWLE REVOCABLE FAMILY TRUST dated 7/14/92

Gary L. Towle
By: Gary L. Towle, Trustee

See attached case certificates for notarial wording in California

Mary J. Towle
By: Mary J. Towle, Trustee

GUELFF FAMILY LTD. PARTNERSHIP

By: _____, Its General Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

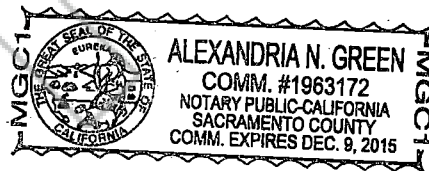
On 11 Feb 2015 before me, Alexandria N. Green (Notary Public)
(insert name and title of the officer)

personally appeared Mary J. Towle
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 Alexandria N. Green (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

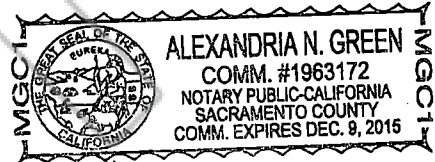
State of California
County of Sacramento

On 14 Feb 2015 before me, Alexandria N. Green (Notary Public)
(insert name and title of the officer)

personally appeared Gary L. Towle
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 Alexandria N. Green (Seal)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) Portion of 1319-30-522-000
 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 | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

HOA Common area property

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: 7
 b. Explain Reason for Exemption: Transfer to Homeowner Association of Common area Property

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 J.P. Raubach Capacity Atty for Transferees
 Signature J.P. Raubach Capacity Atty for Transferees

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Llanes et al
 Address: Box 5547
 City: Stardline Nv.
 State: Nv. Zip: 89449

(REQUIRED)
 Print Name: Orion Condominium Ass., Inc
 Address: Box 5547
 City: Stardline Nv.
 State: Nv. Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: JEFF RAUBACH Escrow # _____
 Address: Box 435
 City: Zephyr Cove, State: Nv. Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)