

**QUITCLAIM DEED**



KAREN ELLISON, RECORDER E05

TAX PARCEL #: ~~07-130-19-8~~  
1318-26-101-006 PTA

FILED FOR RECORD AT REQUEST OF:

Mr. Steven D. and Mrs. Victoria S. Allen

WHEN RECORDED RETURN TO:

Matthew S. Allen  
1422 San Carlos Ave., Concord, CA 94518  
Concord, California, 94518

THIS SPACE PROVIDED FOR RECORDER'S USE

**Quitclaim Deed**

For and in consideration of gift, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Steven D. Allen, married, of 1422 San Carlos Ave., Concord, CA 94518, and Victoria S. Allen, married, of 1422 San Carlos Ave., Concord, CA 94518, (collectively the "Grantor"), conveys and quit claims to Matthew S. Allen, not married, of 1422 San Carlos Ave., Concord, CA 94518, (the "Grantee"), the following described real estate (the "Premises"), situated in the City of STATELINE, Nevada, together with all after acquired title of the Grantor in the Premises:

REAL PROPERTY LOCATED AT:

KINGSBURY CROSSING  
133 DEER RUN CT.  
STATELINE, NV 89449  
SUMMER HIGH 471223381 TIMESHARE UNIT  
SEE ATTACHMENT "A".

Being all or part of the same property described in the County Register's Deed Book 990, Page 493.

DATED: 23 May, 2015

Steven D. Allen

Victoria S. Allen

Signed, Sealed and Delivered  
In the Presence of:

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

**Spousal Acknowledgement**

I, Victoria S. Allen of 1422 San Carlos Ave., Concord, CA 94518, spouse of Steven D. Allen, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Victoria S. Allen

**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 this 23 day of May, 2015, before me, Julia Arteaga Notary Public, personally appeared Victoria S. Allen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Julia Arteaga  
Notary Public

Julia Arteaga  
(print name)



Spousal Acknowledgement

I, Steven D. Allen of 1422 San Carlos Ave., Concord, CA 94518, spouse of Victoria S. Allen, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: [Handwritten Signature]

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

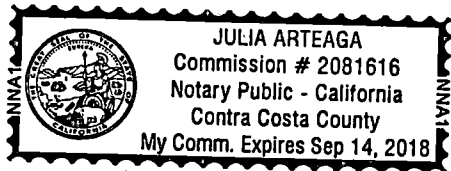
On this 23 day of May, 2015, before me, Julia Arteaga, Notary Public, personally appeared Steven D. Allen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

[Handwritten Signature]  
Notary Public

Julia Arteaga  
(print name)



**Grantor Acknowledgement**

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

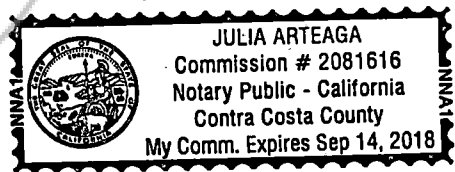
COUNTY OF Contra Costa

On this 23 day of May, 2015, before me, Julia Arteaga, Notary Public, personally appeared Steven D. Allen, and Victoria S. Allen, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Julia Arteaga  
Notary Public  
Julia Arteaga  
(print name)



An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units and Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 084425 (Declaration), during a "Use Period", within the 2338 HIGH SUMMER Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Assessment Parcel No. 07-130-19-8

REQUESTED BY  
**FIRST CENTENNIAL TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

90 SEP -6 P3:50

234046

Page 2-A

BOOK 990 PAGE 493

SUZANNE BEAUDREAU  
RECORDER

\$ 6.00 PAID Bh DEPUTY

**STEWART TITLE**  
GUARANTY COMPANY

# 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) 1318-26-101-006 PTN
- (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 Time share

### 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: Transfer from parents to son.

### 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 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 Grantor/Father

Signature [Signature] Capacity Grantee/Son

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Steven D. Allen

Address: 1422 San Carlos Ave

City: Concord

State: CA Zip: 94518

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Matthew S. Allen

Address: 1422 San Carlos Ave.

City: Concord

State: CA Zip: 94518

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_