



KAREN ELLISON, RECORDER

E07

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 1319-30-645-003

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

QUIT CLAIM DEED

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:
FERRUZZO & FERRUZZO, LLP

RETURN TO: Name SEAN GERRARD CALLAN, Trustee

Address 19401 Highridge Way

City/State/Zip Portola Hills, CA 92679

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name SEAN GERRARD CALLAN, Trustee

Address 19401 Highridge Way

City/State/Zip Portola Hills, CA 92679

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

RECORDING REQUESTED BY:
FERRUZZO & FERRUZZO, LLP
3737 Birch Street, Suite 400
Newport Beach, CA 92660

**AND WHEN RECORDED MAIL TO
MAIL TAX STATEMENTS TO:**

SEAN GERRARD CALLAN, Trustee
19401 Highridge Way
Portola Hills, CA 92679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quit Claim Deed; The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct.
There is no consideration for this transfer: RPTT is \$0.

This is a Trust transfer pursuant to NRS 375.090(7).

QUIT CLAIM DEED

SEAN CALLAN, hereinafter collectively referred to as "Grantor," hereby remises, releases and quitclaims to **SEAN GERRARD CALLAN, TRUSTEE OF THE CALLAN FAMILY TRUST, UDT, DATED OCTOBER 13, 2015, (his separate property)** all his right, title, and interest in and to the following real property located at The Ridge Tahoe, Unit 288, Douglas County, Nevada, and described as:
(APN 1319-30-645-003)

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to all exceptions, covenants, conditions, restrictions, liens and encumbrances thereon.

Dated: OCT 13, 2015


SEAN G. CALLAN

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 Orange)

On Oct. 13, 2015, before me, Brooke E. Lamb, a Notary Public, personally appeared **SEAN CALLAN**, 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(~~ies~~) 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 is true and correct.

WITNESS my hand and official seal.

Brooke E. Lamb

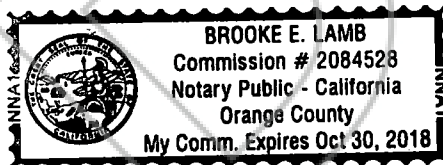


EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 288 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the ~~Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe~~ recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-645-003
 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 |
| <input checked="" type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>SD-Trust Verified</u>	

- 3.a. Total Value/Sales Price of Property \$ N/A - Transfer to Grantor's Revocable Trust
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer to Grantor's Revocable Trust for Estate
Purposes Without Consideration

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: Trustee

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sean Callan
 Address: 19401 Highridge Way
 City: Portola Hills
 State: CA Zip: 92679

BUYER (GRANTEE) INFORMATION SEE BELOW
(REQUIRED)

Print Name: Sean Gerrard Callan,
 Address: 19401 Highridge Way
 City: Portola Hills
 State: CA Zip: 92679

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED
 Trustee of The Callan Family Trust, udt, Dated October 13, 2015 (his separate property)