

16-

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
JAMISON & CHAPPEL  
P.O. Box 517  
Oakhurst, CA 93644



KAREN ELLISON, RECORDER E04

**MAIL TAX STATEMENTS TO:**  
Don T. Fry  
51057 Road 632  
Oakhurst, CA 93644

SPACE ABOVE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

Documentary Transfer Tax is \$ -0- Pursuant to NRS 375.060, Section 04  
Unincorporated area of  
Parcel No. 042-010-40  
 computed on full value of interest or property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time  
of sale, and

FOR NO CONSIDERATION, DEBRA J. RIOS, a married woman as her sole and separate  
property

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to DON T. FRY, an  
unmarried man,

any right, title, claim, lien or interest in or to the real property located in the County of Douglas,  
State of Nevada, described as:

See Exhibit A, attached hereto and made a part hereof.

Dated: Oct. 16, 2015.

DEBRA J. RIOS

## EXHIBIT A

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths 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. 262, as shown and defined on said map; together 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 of 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: 42-010-40

NOTARIAL 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.

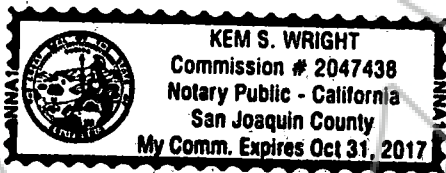
State of California )  
 )  
County of San Joaquin ) SS.

On October 16 2015, before me, Kem S. Wright, Notary Public, personally appeared DEBRA RIOS, 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 she executed the same in her authorized capacity, and that by 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.

Kem S. Wright  
Signature of Notary



[SEAL]

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. Portion of 42-010-40 \_\_\_\_\_  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 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 04  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 Remove co-owner or joint tenant without consideration. *Ref Doc # 407098*

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 Debra J. Rios Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Debra J. Rios  
 Address: PO Box 521  
 City: Prather  
 State: CA                      Zip: 93651

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Don T. Fry  
 Address: 51057 Road 632  
 City: Oakhurst  
 State: CA                      Zip: 93644

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_