

16-  
A portion of APN: 1319-15-000-020

**RECORDING REQUESTED BY:**

John J. Rank, Esq.

**WHEN RECORDED RETURN TO:**

John J. Rank, Esq.

*Attorney at Law*

5951 Almond Street

Paradise, California 95969



00024780201508718690040044

KAREN ELLISON, RECORDER

E07

**QUITCLAIM DEED**

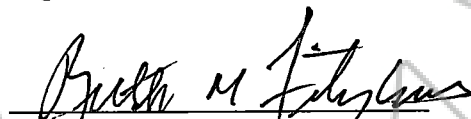
The undersigned quitclaimor declares: Documentary transfer tax is NONE.  
N.R.S. 375.090, Section 8.a. Transfer to revocable grantor trust.

FOR NO CONSIDERATION, RUTH M. FITZSIMMONS does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to RUTH M. FITZSIMMONS, Trustee, RUTH M. FITZSIMMONS REVOCABLE INTER VIVOS TRUST DATED JANUARY 6, 2015, all her right, title and interest in and to the following described real property located in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Executed this 21<sup>st</sup> day of October, 2015, at Paradise, California.

**"Quitclaimor"**

  
RUTH M. FITZSIMMONS

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identify 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 )  
 )ss.  
County of Butte )

On October 21, 2015, before me, AMIE ROBBINS, Notary Public, personally appeared RUTH M. FITZSIMMONS, 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.

*Amie Robbins*

Notary Public

My Commission Expires: April 5, 2019

{Seal}

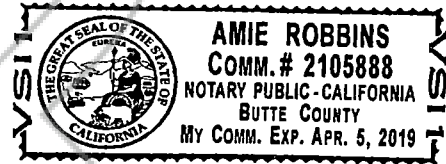


EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF AN UNDIVIDED INTEREST AS TENANTS IN COMMON IN AND TO THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS AS FOLLOWS:

AN UNDIVIDED 1/2448th INTEREST IN AND TO ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

ADJUSTED PARCEL G AS SHOWN ON THAT RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED ON SEPTEMBER 20, 2002 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDED AS DOCUMENT NO. 0552536, ADJUSTING THAT RECORD OF SURVEY RECORDED APRIL 29, 2002 AS DOCUMENT NO. 0540898, PURSUANT TO THAT FINAL SUBDIVISION MAP LDA #98-05 FOR DAVID WALLEY'S RESORT, A COMMERCIAL SUBDIVISION, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON OCTOBER 19, 2000, IN BOOK 1000, AT PAGE 3464, AS DOCUMENT NO. 0501638, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 3, 2000, IN BOOK 1100, PAGE 467, AS DOCUMENT NO. 0502689, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOGETHER WITH THOSE EASEMENTS APPURTENANT THERETO AND SUCH EASEMENTS AND USE RIGHTS DESCRIBED IN THE DECLARATION OF TIME SHARE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAVID WALLEY'S RESORT RECORDED SEPTEMBER 23, 1998, AS DOCUMENT NO. 0449993, AND AS AMENDED BY DOCUMENT NOS. 0466255, 0485265, 0489957, 0509920 AND 0521436, AND THAT DECLARATION OF ANNEXATION OF DAVID WALLEY'S RESORT PHASE III RECORDED ON JULY 1, 2003 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER AS DOCUMENT NO. 0582120 AND SUBJECT TO SAID DECLARATION; WITH THE EXCLUSIVE RIGHT TO USE SAID INTEREST FOR ONE USE PERIOD WITHIN A TWO BEDROOM UNIT EVERY OTHER YEAR IN ODD-NUMBERED YEARS IN ACCORDANCE WITH SAID DECLARATION.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT OF USE AND ENJOYMENT IN, TO AND THROUGHOUT THE COMMON AREA AND A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PARKING AND PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AS SET FORTH IN ACCESS EASEMENT AND ABANDONMENT DEED RECORDED SEPTEMBER 20, 2002 IN BOOK 0902, AT PAGE 06242, AS DOCUMENT NO. 0552534, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

A PORTION OF APN: 1319-15-000-020

E:\wpdocs\Fitzsimmons.RM\Quitclaim Deed - Timeshare to trust.wpd

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-15-000-020 (portion)  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust Verified</u>	

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 8.d.7  
 b. Explain Reason for Exemption: transfer to living trust w/o consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Ruth M Fitzsimmons Capacity \_\_\_\_\_ Grantor

Signature Ruth M Fitzsimmons, Trustee Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: RUTH M. FITZSIMMONS  
 Address: 6568 MONTNA DRIVE  
 City: PARADISE  
 State: CA                      Zip: 95969

Print Name: RUTH M. FITZSIMMONS, TRUSTEE  
 Address: 6568 MONTNA DRIVE  
 City: PARADISE  
 State: CA                      Zip: 95969

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: JOHN J. RANK, ATTORNEY                      Escrow # N/A  
 Address: 5951 ALMOND STREET  
 City: PARADISE                      State: CA                      Zip: 95969

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)