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Assessor's Parcel Number:

PN 1319-30-644-011

Prepared By:

Alyssa Kutzer 1775 Donner Drive Santa Rosa, California 95404

**After Recording Return To:** 

Alyssa Kutzer 1775 Donner Drive Santa Rosa, California 95404 DOUGLAS COUNTY, NV RPTT:\$3.90 Rec:\$17.00 Total:\$20.90

ALYSSA M. KUTZER

2016-875104 01/08/2016 03:12 PM

01/08/2016 03

Pas=5



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **QUITCLAIM DEED**

On January 04, 2016 THE GRANTOR(S),

- Ruth Halleck, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Alyssa Kutzer, a single person, residing at 1775 Donner Drive, Santa Rosa, Sonoma County, California 95404

the following described real estate, situated in Stateline, in the County of Douglas, State of Nevada:

Legal Description: Please see attached legal Description of property (Exhibit "A")

Description is as it appears in Document No. 1989-198924, Official Records, Douglas County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any

part thereof.

Mail Tax Statements To: Alyssa Kutzer 1775 Donner Drive Santa Rosa, California 95404



# DATED: 1-4-16 Ruth Hallech

Ruth Halleck

• ,

961 Maytum Avenue

**Grantor Signatures:** 

Sebastopol, California, 95472

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 SONOMA

On January 4, 2016 before me, Heid E Darling Norm Public, personally appeared Ruth Halleck, 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 of Notary Public

(Notary Seal)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE: An undivided 1/51st interest in and to that certain condominium as follows:

- An undivided 1/106ths interest as tenants-in-common, in and to (A) Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
  - (B) Unit No. (Character as shown and defined on said Condominium Plan.

PARCEL TWO: A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

#### PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded Feburary 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

#### PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, - and -
- An easement for ingress, egress and public utitlty purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended kap of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

#### PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Douglas County, during ONE use weeks within the SEASON, as said quoted term is defined in the Declaration Records of SEASON, as said quoted term of Annewation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Address: 961 Maytum Ave. City: So bastopo   City: Santa Rosa State: CA Zip: 95472 State: CA Zip: 95404  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)	DECLARATION OF VALUE		
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) VOther TimeShare  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 # b. Explain Reason for Exemption:  5. Partial Interest: Percentage being transferred: w  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  Address: O %  Capacity O %  Signature  Capacity O %  Print Name: Ruth Halleck Address: O %  Print Name: Ruth Halleck Address: O %  City: Sabastapol COMPANY/PERSON REQUESTING RECORDING (required if not the seller of buyer)	Assessor Parcel Number(s)	$\Omega_{\rm I}$	
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)   Wother   Times here  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 #     b. Explain Reason for Exemption:  5. Partial Interest: Percentage being transferred:	a) 1319-30-644-01	<u>~</u> MV	^
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Signature Rech Halleck  Signature Capacity O%  Capacity /00%   Milliand	result in a penalty of 10% of the tax due	lus interest at 1% per month.	
Signature Rech Halleck  Signature Capacity O%  Capacity /00%   Milliand	Durangest to NDC 275 020 the Duran and Calle	shall be jointly and severally liable	a far any additional amount awad
Signature (RANTOR) INFORMATION (REQUIRED)  Print Name: Ruth Halleck Address: 961 Maytum Ave. City: Se bastopol State: CA Zip:95472  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Capacity / 00%   INTUIDIDE  BUYER (GRANTEE) INFORMATION (REQUIRED)  Print Name: Alussa Kutzer Address: 1775 Donner Dr. City: Santa Rosa State: CA Zip:95404		shall be jointly and severally habi	M
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SELLER (GRANTER) INFORMATION (REQUIRED)  Print Name: Ruth Halleck Address: 961 Maytum Ave. City: Sabastopol State: CA Zip: 95472  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  BUYER (GRANTEE) INFORMATION (REQUIRED)  Print Name: Alyssa Kutzer Address: 1775 Donner Dr. City: Santa Rosa State: CA Zip: 95404	ON V		(1)
SELLER (GRANTER) INFORMATION (REQUIRED)  Print Name: Ruth Halleck Address: 961 Maytum Ave. City: Sabastopol State: CA Zip: 95472  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  BUYER (GRANTEE) INFORMATION (REQUIRED)  Print Name: Alyssa Kutzer Address: 1775 Donner Dr. City: Santa Rosa State: CA Zip: 95404	Signature W. M.	Canacity /O	0% Amalyadual
(REQUIRED)  Print Name: Ruth Halleck  Address: 961 Maytum Ave.  City: So bastopo 1  State: CA Zip: 95472  COMPANY/PERSON REQUESTING RECORDING  (required if not the seller or buyer)  (REQUIRED)  Print Name: Hyssa Kutzer  Address: 1775 Donner Dr.  City: Santa Rosa  State: CA Zip: 95404	Samuel Conference of the Confe	Paris, —	- Harris Market
Print Name: Ruth Halleck Address: 961 Maytum Ave. City: So bastopol State: CA Zip: 95472  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  (REQUIRED)  Print Name: Address: 1775 Donner Dr. City: Santa Rosa State: CA Zip: 95404	SELLER (GRANTOR) INFORMA	ION BUYER (GR	ANTEE) INFORMATION
Print Name: Ruth Halleck Address: 961 Maytum Ave. City: Sebastopol State: CA Zip: 95272  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Print Name: Alyssa Kutzer Address: 1775 Donner Dr. City: Santa Rosa State: CA Zip: 95404	(REQUIRED)		QUIRED)
Address: 961 Maytum Ave. City: Se bastopo! State: CA Zip: 95472  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Address: 1775 Donner Dr. City: Santa Rosa State: CA Zip: 95404		Ào	1
City: Se bastopol City: Santa Rosa State: CA Zip: 95472 State: CA Zip: 95404  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)	Print Name: Kuth Halleck	Print Name: HW	ssa nutzer
State: CA Zip: 95472 State: CA Zip: 95404  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)	Address: 961 Maytum Ave		
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)	City: Se bastopo!	City: Santa	Rosa
(required if not the seller or buyer)	State: <u>CA</u> Zip: <u>95472</u>	State: _CA	Zip: <u>95404</u>
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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)			

STATE OF NEVADA