

DOUGLAS COUNTY, NV

2016-876852

RPTT:\$3.90 Rec:\$16.00

\$19.90 Pgs=3

02/16/2016 03:00 PM

TIMESHARE TRADE-INS INC

KAREN ELLISON, RECORDER

Prepared By  
Lisa Burcham, Agent  
And Return To:  
Resort Closing Services  
10923 St. Hwy 176 West  
Walnut Shade, MO 65771

Mail Tax Statements To:  
Timeshare Trade Ins, LLC  
C/O Resort Closing Services  
10923 St. Hwy 176 West  
Walnut Shade, MO 65771

APN 42-282-01

## QUIT CLAIM DEED

On this 6<sup>th</sup> day of January, 2016, **Debra Kae McKenzie**, an unmarried woman, Grantor, whose mailing address is **2660 NE Hwy 20 Suite 610-54, Bend, Oregon 97701**, for and in consideration of ten dollars (\$10.00), does by these presents **REMISE, RELEASE AND FOREVER QUITCLAIM** unto **Timeshare Trade Ins, LLC**, Grantee, whose address is 10923 State Hwy 176 West, Walnut Shade, MO 65771, and Grantees heirs and assigns, the following real estate:

**The Ridge Tahoe**

**County of Douglas**

**State of Nevada**

**See Exhibit "A"**

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

This Quitclaim deed is made and given in order to show that the grantors have remised, released and quitclaimed any claim to the real estate described above, and waived and released any marital or homestead rights therein.

**TO HAVE AND TO HOLD**, the same, with the rights, immunities, privileges, and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever: so that neither Grantors, nor Grantor's heirs, nor any other person or persons for Grantors or in Grantor's name or behalf, shall claim or demand any right or title to these premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

## EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

### **PARCEL ONE:**

An undivided 1/51<sup>st</sup> interest in and to that certain condominium as follows:

(A) An undivided 1/106<sup>th</sup> interest as tenants-in-common, in and to 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, State of Nevada.

(B) **Unit No. 047** 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 February 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 -

(B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map 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 any 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 Records of Douglas County, during ONE use week within the **Swing** SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit or Annexation 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".

**Portion of Parcel No. 42-282-01**

In Witness Whereof, Grantors have set their hand hereto.

Debra Kae McKenzie  
Debra Kae McKenzie (Signature)  
Jocelyn K. Bishop  
#1 Witness Signature  
Jocelyn K. Bishop  
Witness Printed Name

DEBRA KAE MCKENZIE  
Jessie Kellough  
#2 Witness Signature  
Jessie Kellough  
Witness Printed Name

**ALL CAPACITY ACKNOWLEDGMENT**

STATE OF OREGON

COUNTY OF DESCHUTES

On this 6<sup>th</sup> day of JANUARY, 2016, before me PETER W. PIERCE  
(Name of Notary Public)

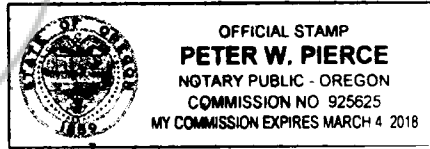
Personally appeared Debra Kae McKenzie

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 laws of the State of OREGON  
That the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature]  
Signature of Notary Public



ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN CLEAR AREA AND STAY INSIDE MARGINS.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 42-282-01  
 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 Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1000  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ 1000  
 Real Property Transfer Tax Due: \$ 3.90

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Debra Kay McKenzie</u>	Print Name: <u>Timeshare Trade Ins LLC</u>
Address: <u>2660 NE Hwy 20 Suite 610-54</u>	Address: <u>10923 State Hwy 176 W</u>
City: <u>Bend</u>	City: <u>Walnut Shade</u>
State: <u>OR</u> Zip: <u>97701</u>	State: <u>MO</u> Zip: <u>65771</u>

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)  
 Print Name: Timeshare Trade Ins LLC Escrow # \_\_\_\_\_  
 Address: 10923 State Hwy 176 W  
 City: MO State: Walnut Shade Zip: 65771