

DOUGLAS COUNTY, NV

2016-876955

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

02/18/2016 08:45 AM

TIMESHARE TRADE-INS INC

KAREN ELLISON, RECORDER

Prepared By  
Tracy Newsom, Agent  
And Return To:  
Timeshare Trade Ins, LLC  
10923 W. St. Hwy 176  
Walnut Shade, MO 65771

Mail Tax Statements To:  
Timeshare Trade Ins, LLC  
10923 W. St. Hwy 176  
Walnut Shade, MO 65771

APN # 1318-26-101-006 PTN  
Order No. 6803-1215 (2994)

## QUIT CLAIM DEED

Account # 471029941

On this 7<sup>th</sup> day of January, 2016, George E. Moralez and Nancy A. Moralez, A Husband and Wife as Joint Tenants, Grantors, whose mailing address is **920 Riesling Drive, Modesto, CA 95351**, 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 W. State Hwy 176, Walnut Shade, MO 65771, and Grantees heirs and assigns, the following real estate:

**Kingsbury Crossing County of Douglas State of Nevada**

An undivided **one-three thousand two hundred and thirteenth (1/3213)** interest as a tenant-in-common in the following described real property (the Real Property):

A portion of the North one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcel 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to Grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", with the HIGH Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record.

This Quit Claim deed is made and given in order to show that the grantors have remised, released and quit claimed any claim to the real estate described above, and waived and released any marital or homestead rights he may 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.

In Witness Whereof, Grantors have set their hand hereto.

George E. Moralez  
George E. Moralez (Signature)

Nancy A. Moralez  
Nancy A. Moralez (Signature)

[Signature]  
#1 Witness (Signature)

[Signature]  
#2 Witness (Signature)

Brandon Snyder  
#1 Witness (Printed Name)

Eleanore Snyder  
#2 Witness (Printed Name)

**CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT**

Civil Code § 1189

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.

**ALL CAPACITY ACKNOWLEDGMENT**

STATE OF CALIFORNIA

COUNTY OF STANISLAUS

On this 07 day of JAN, 2016, before me Nicole Lass, Notary Public  
(Name of Notary Public)

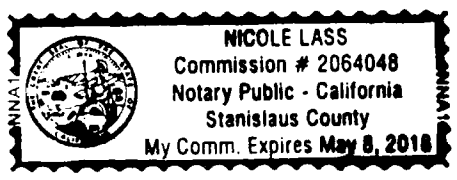
Personally appeared George E. Moralez and Nancy A. Moralez

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Nicole Lass  
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) 1318-26-101-006 PTN  
 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: \$ 500  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 500  
 Real Property Transfer Tax Due: \$ 1.95

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)  
 Print Name: George E Moralez  
 Print Name: Nancy A Moralez  
 Address: 9210 Ryesling Drive  
 City: Madera  
 State: CA Zip: 95357

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)  
 Print Name: Timeshare Trade Inc, LLC  
 Print Name: \_\_\_\_\_  
 Address: 10923 State Hwy 176 W  
 Address: \_\_\_\_\_  
 City: Walnut Shade  
 City: \_\_\_\_\_  
 State: MO Zip: 65771  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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