



KAREN ELLISON, RECORDER

Quitclaim Deed

RECORDING REQUESTED BY Sandra E. Smith

AND WHEN RECORDED MAIL TO:

David Paul Ochoa and Megan Milina Ochoa, Grantee(s)

61 Sandhill Crane Court

Oakley, CA 94561

Consideration: \$ 1079.00

Property Transfer Tax: \$ 5.85

Assessor's Parcel No.: 1319-30-644-09&PTN

PREPARED BY: Megan Ochoa certifies herein that he or she has prepared this Deed.

Megan Ochoa
Signature of Preparer

July 15, 2016
Date of Preparation

Megan Ochoa
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 15, 2016 in the County of Contra Costa, State of California

by Grantor(s), Sandra E. Smith (acquired as Sandra E. Easton),
whose post office address is 5067 Crescent Ridge Dr., Kiln, MS 39556,
to Grantee(s), David Paul Ochoa and Megan Milina Ochoa,
whose post office address is 61 Sandhill Crane Ct., Oakley, CA 94561,

WITNESSETH, that the said Grantor(s), Sandra E. Smith (acquired as Sandra E. Easton)
for good consideration and for the sum of one thousand seventy nine dollars and zero cents
(\$ 1079.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Sandra E. Smith
Signature of Grantor

Signature of Second Grantor (if applicable)

Sandra E. Smith
Print Name of Grantor
(acquired as Sandra E. Easton)

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature]
Signature of Grantee

Megan Milina Ochoa
Signature of Second Grantee (if applicable)

David Paul Ochoa
Print Name of Grantee

Megan Milina Ochoa
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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.

State of California)
County of Contra Costa)

On July 15, 2016 before me, Amoreena Perez, Notary Public
Date Here Insert Name and Title of the Officer

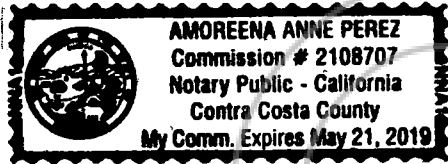
personally appeared Sandra Smith, David Ochoa,
Name(s) of Signer(s)

& Megan Ochoa

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 Amoreena Perez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

NOTARY ACKNOWLEDGMENT

State of California

County of Contra Costa

On July 15, 2016, before me, Amoreena Perez, a notary public in and for said state, personally appeared, Sandra Smith, David Ochoa, Megan Ochoa

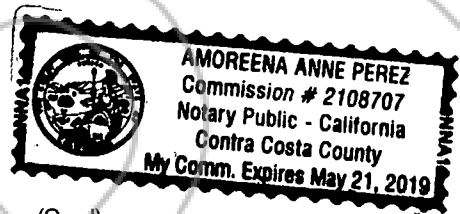
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Amoreena Perez
Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Drivers license



(Seal)



EXHIBIT "A" (37)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 188 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Swing "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-287-14

REQUESTED BY
Cusack Jaramila // 0 + Assn
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 JUL -9 P2:49

0443935

BK0798PG1527

LINDA SLATER
RECORDER

\$ 8⁰⁰ PAID ka DEPUTY

1.3 Notices: All notices to be provided pursuant to the Contract shall be in accordance with the following:

If to Lender: FINOVA Capital Corporation
7272 E. Indian School Road, Suite 410
Scottsdale, Arizona 85251

If to Borrower: _____

If to Purchaser: Sandra E. Easton
PO Box 688
Kiln, MS 39556
Social Security Number: 281-38-2602

1.4 Acknowledgment and Ratification. Borrower and Purchaser acknowledge that (a) the Contract represents legal, valid and binding agreements and obligations of Borrower and Purchaser, enforceable in accordance with its terms; (b) they have no defense, offset or counterclaim with respect to their performance under the Contract; (c) as of the effective date of this Agreement, there is no default by Developer or Lender under the Contract; (d) this Agreement does not release, relinquish or affect the liens, security interests and rights created by or arising under the Contract; (e) by accepting delivery of this Agreement, Lender does not waive any existing default or any defaults that occur after the date of this Agreement, or become obligated to waive any condition or obligation described in the Contract; and (f) they are voluntarily entering into this Agreement and the Purchase to which it pertains, they independently have undertaken such due diligence as they deem necessary, and they are not relying on any representations or warranties of Lender other than as expressly described in this Agreement.

ARTICLE II - CONSENT OF LENDER

2.1 Consent to Conveyance to Purchaser. Conditioned upon full and complete satisfaction of the Conditions Precedent set forth in Article III of this Agreement, Lender consents to the transfer of Borrower's interest in the Property to Purchaser, and waives any right it may have under the Contract as a result of such transfer to Purchaser. Provided, however, this waiver shall be strictly limited to Lender's rights arising as a result of the transfer to Purchaser, and by entering into this Agreement, Lender shall not be deemed to have waived any rights or remedies it may have with respect to any other transfer.

ARTICLE III - CONDITIONS PRECEDENT

This Agreement shall become effective only when each of the following conditions is met:

3.1 Documents Delivered. Borrower and Purchaser shall have executed or caused to be executed, and shall have delivered or caused to be delivered to Lender (a) this Agreement, and (b) a legally binding, effective and recorded transfer document (e.g., deed, assignment) whereby Borrower has conveyed its right, title and interest in and to the Property to Purchaser.

3.2 Assumption Fee and Other Expenses. Borrower shall have paid (or caused to have been paid) to Lender an assumption fee equal to \$ 150.00.

3.3 Outstanding Payments. All amounts currently due and owing under the Contract shall have been paid in full.

ARTICLE IV - MISCELLANEOUS

4.1 Entire Agreement. This Agreement embodies the entire agreement and understanding among the parties hereto and supersedes all prior negotiations, agreements and understandings relating to the subject matter hereof, except as otherwise provided herein.

4.2 No Waiver. No failure to exercise, and no delay in exercising any right, power or remedy hereunder or under the Contract shall impair any right, power or remedy which Lender may have, nor shall any such delay be construed to be a waiver of any of such rights, powers or remedies.

4.3 Extent of Obligations. Borrower's and Purchaser's obligations under the Contract and this Agreement are independent obligations and are absolute and unconditional.

4.4 Incorporation of Recitals. The Recitals and the Schedule attached hereto are an integral part hereof and are fully incorporated herein by this reference.

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

0463289

RK0399PG3358

THIS INSTRUMENT IS BEING RECORDED BY AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first appearing above.

LENDER: FINOVA Capital Corporation, a Delaware corporation
By Cynthia L. Cain
Cynthia L. Cain, Vice President

BORROWER: Julian Gingras (Not required since we have Recorded Quitclaim Deed)
Sandra E. Gingras (Easton)
Sandra E. Gingras (Easton)

PURCHASER: Sandra E. Easton
Sandra E. Easton

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, a Notary Public in and for the State and County aforesaid, on this day personally appeared Cynthia L. Cain, known to me to be the person whose name is subscribed to the foregoing instrument and known to me to be the Vice President of FINOVA Capital Corporation, a Delaware corporation, and acknowledged to me that she executed said instrument for the purpose and consideration therein expressed, and as the act of said corporation.

Given under my hand and seal this 11 day of March, 1998 9

My commission expires: [Signature]
Notary Public

STATE OF Mississippi
COUNTY OF Harrison



Before me, a Notary Public in and for the State and County aforesaid, on this day personally appeared, Sandra E. Gingras, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed said instrument for the purpose and consideration therein expressed.

Given under my hand and seal this 23 day of February, 1998 1999

My commission expires: **SEAL**
My Commission Expires Aug. 27, 1999

[Signature]
Notary Public

STATE OF Mississippi
COUNTY OF Harrison

Before me, a Notary Public in and for the State and County aforesaid, on this day personally appeared Sandra E. Easton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed said instrument for the purpose and consideration therein expressed.

Given under my hand and seal this 23 day of February, 1998 1999

My commission expires: **SEAL**
My Commission Expires Aug. 27, 1999

[Signature]
Notary Public

0463289

RK0399PG3359

Schedule 1
As of December 15, 1998

Principal Balance: \$ 10,571.33

Accrued Interest: \$ 28.82

Total Principal Balance
and Accrued Interest \$ 10,600.15

Late Charge: \$ 0.00

Next Due Date: December 28, 1998

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 MAR 15 A10:36

LINDA SLATER
RECORDER
PAID 10 Kg DEPUTY

0463289

RK0399PG3360

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-644-098 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: \$ 1079.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 1079.00
 Real Property Transfer Tax Due: \$ 5.85

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

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 Sandra E. Smith Capacity Grantor
(acquired as Sandra E. Easton)

Signature David and Megan Ochoa Capacity Grantee
Megan Ochoa

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sandra E. Smith
 Address: 5067 Crescent Ridge Dr.
 City: Kiln
 State: MS Zip: 39556

Print Name: David and Megan Ochoa
 Address: 61 Sandhill Crane Ct.
 City: Oakley
 State: CA Zip: 94561

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____