

DOUGLAS COUNTY, NV

2016-886736

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

08/29/2016 10:34 AM

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 1319-30-724-004

## QUIT CLAIM DEED

On this 1st day of July, 2016, **Everett F. Anson and Elva M. Anson**, husband and wife, Grantors, whose mailing address is **6812 Mt. Vernon, Way, Fair Oaks, California, 95628**, 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"

AN ALTERNATE YEAR TIMESHARE ESTATE COMPRISED OF:

### **PARCEL ONE:**

An undivided 1/102nd interest in and to that certain condominium as follows:

(A) An undivided 1/38<sup>th</sup> interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map recorded as Document No. 156903, of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903, of Official Records of Douglas County, State of Nevada.

(B) Unit No. 004 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 Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 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 alternate use week during ODD numbered years within the "SWING season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984 as Document No. 96758 of Official Records, as amended.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said alternate use week within said "use season".

In Witness Whereof, Grantors have set their hand hereto.

Everett F. Anson

Everett F. Anson (Signature)

Alex Jacobson

#1 Witness (Signature)

Alex Jacobson

#1 Witness (Printed Name)

Elva M. Anson

Elva M. Anson (Signature)

Peter Nguyen

#2 Witness (Signature)

Peter Nguyen

#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 Sacramento

On this 1st day of July, 2016, before me L. Van Notary Public  
(Name of Notary Public)

Personally appeared Everett F. Anson and Elva M. Anson

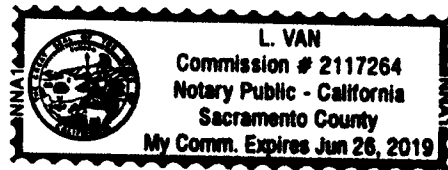
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies) and that by ~~his/her~~ their signature(s) on the instrument 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

L. Van

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) 1319-30-724-004  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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: \$ ~~255~~ 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)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Everett F Anson + Elviam Anson  
 Address: 6812 Mt Vernon Way  
 City: Fair Oaks  
 State: CA Zip: 95628

Print Name: Timeshare Trade Ins, LLC  
 Address: 10923 State Hwy 476  
 City: Walnut Shade  
 State: MO Zip: 65771

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

Print Name: Timeshare Trade Ins, LLC Escrow # \_\_\_\_\_  
 Address: 10923 State Hwy 476  
 City: Walnut Shade State: MO Zip: 65771

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