

16 ✓ 104 Oakmere Ct  
Folsom, CA 95630



KAREN ELLISON, RECORDER E04

Recording requested by: Karen Johnson Space above reserved for use by Recorder's Office  
When recorded, mail to: Document prepared by:  
Name: Douglas County Recorder Name: Karen Johnson  
Address: P.O. Box 218 Address: 104 Oakmere Court  
City/State/Zip: Minden, NV 89423 City/State/Zip: Folsom, CA 95630  
Property Tax Parcel/Account Number: 42-190-27 / A portion of APN: 1319-30-723-014

### Quitclaim Deed

This Quitclaim Deed is made on June 23, 2016, between  
Karen Johnson, Grantor, of 104 Oakmere Ct  
Folsom, City of Folsom, State of California  
and Ella Frances Kruger, Grantee, of 2038 Promontory Point Lane  
Gold River, City of Gold River, State of California.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
~~the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs~~  
and assigns, to have and hold forever, located at Ridge Tahoe  
State Line, City of State Line, State of Nevada :

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2016 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Dated: 6-23-16

Karen Johnson  
Signature of Grantor

Karen Johnson  
Name of Grantor

[Signature]  
Signature of Witness #1

Helen Sandouzi  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Colleen M Langs  
Printed Name of Witness #2

State of California County of Placer

On 6/23/2016, the Grantor, Karen Johnson,

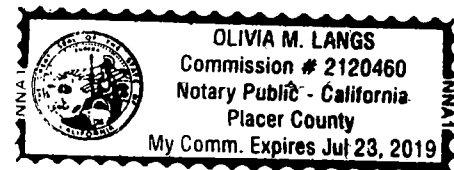
~~personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.~~

[Signature]  
Notary Signature

Notary Public,

In and for the County of Placer State of California

My commission expires: 7/23/2019 Seal



Send all tax statements to Grantee.

EXHIBIT "A"

(33)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 133 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week each year in the Winter "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-723-014

# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**  
Document/Instrument#: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

1. Assessor Parcel Number (s)  
(a) 1319-30-723-014  
(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

3. Total Value/Sales Price of Property:                      \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
Transfer Tax Value:    \$ 0  
Real Property Transfer Tax Due:                                      \$ \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090, Section: 4  
b. Explain Reason for Exemption: Without consideration, Deed off to parent

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 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 Husband  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)  
Print Name: Karen Johnson  
Address: 104 Oakmere Ct  
City: Folsom  
State: CALIF. Zip: 95630

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)  
Print Name: ELLA FRANCES Krueger  
Address: 2038 Promontory Point Ln  
City: GOLD RIVER  
State: CALIF Zip: 95741

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**  
Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_