



KAREN ELLISON, RECORDER E05

Quitclaim Deed

RECORDING REQUESTED BY John N. Schaefer, Grantor

AND WHEN RECORDED MAIL TO:
Patrick Michael O'Brien and Kristin Marie O'Brien, Grantee(s)

1401 40th St
Sacramento, CA 95819

Consideration: \$0.00 (No consideration; gift)

Property Transfer Tax: \$0.00

Assessor's Parcel No.: A Portion of APN: 1319-30-724-033

PREPARED BY: John N. Schaefer certifies herein that he or she has prepared this Deed.

John N. Schaefer
Signature of Preparer

October 7, 2016
Date of Preparation

John N. Schaefer
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on October 7, 2016 in the County of Placer, State of California

by Grantor(s), John N. Schaefer and Susan C. Schaefer, whose post office address is 4031 Ravensworth Pl, Roseville, CA 95747, to Grantee(s), Patrick Michael O'Brien and Kristin Marie O'Brien, whose post office address is 1401 40th St, Sacramento, CA 95819,

WITNESSETH, that the said Grantor(s), John N. Schaefer and Susan C. Schaefer, for good consideration and for the sum of zero dollars (no consideration; gift) (\$0.00) 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.

GRANTOR(S):

John N. Schaefer
Signature of Grantor

John N. Schaefer
Print Name of Grantor

Susan C. Schaefer
Signature of Second Grantor (if applicable)

Susan C. Schaefer
Print Name of Second Grantor (if applicable)

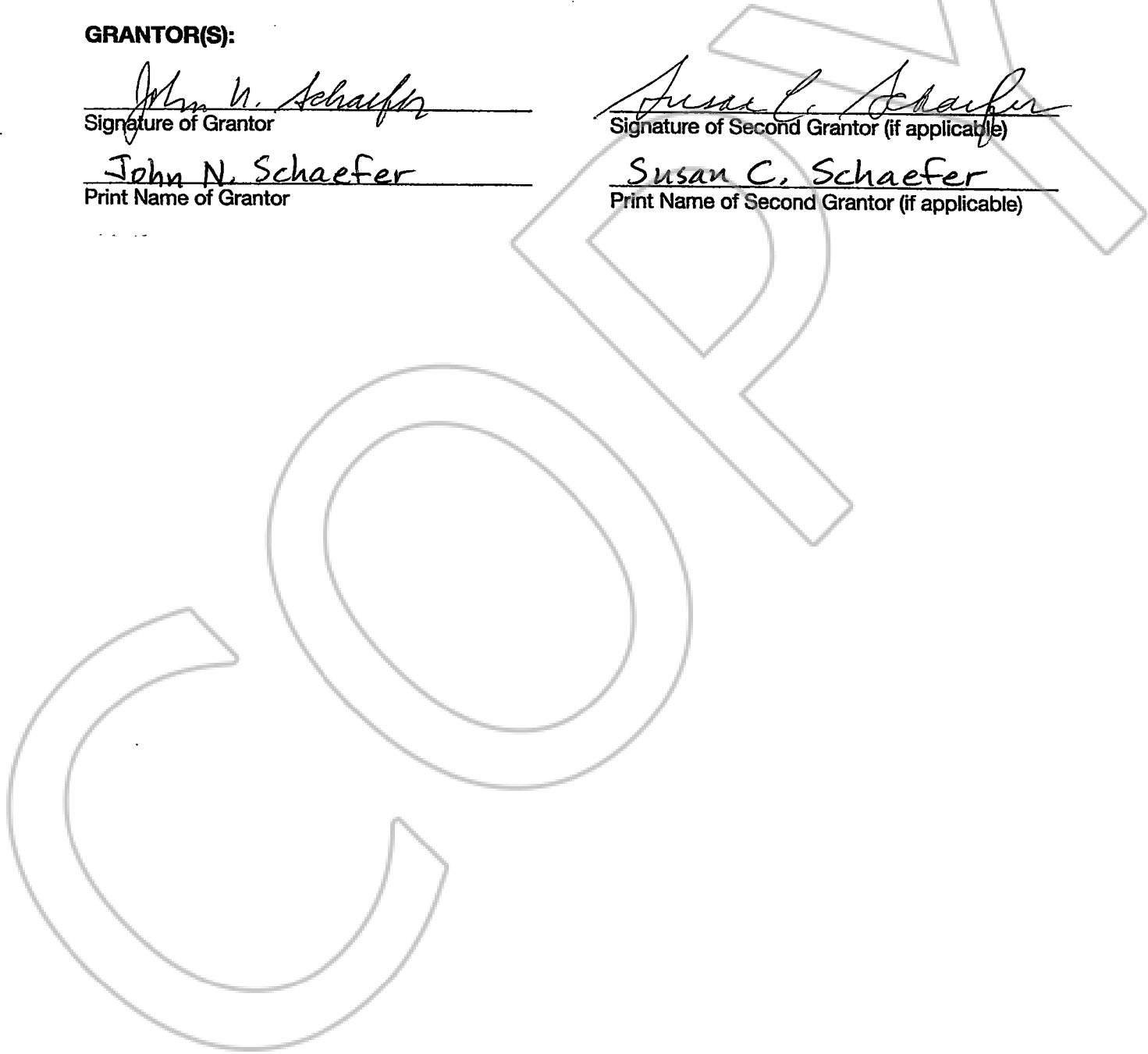


EXHIBIT "A"

(34)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 - 13th 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 032 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the PRIME "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-033

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 Placer)
On Oct. 7th, 2016 before me, Jessy M. Garcia, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared John W. Schaefer, Susan C. Schaefer
Name(s) of Signer(s)

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 Jessy M. Garcia
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: Quitclaim Deed
Document Date: Oct 7th, 2016 Number of Pages: 3
Signer(s) Other Than Named Above: NA

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 Is Representing: _____

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) Portion of APN: 1319-30-724-033
- 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
- Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00 (No consideration; gift)
Transfer Tax Value: \$ 0.00
Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #5
- b. Explain Reason for Exemption: Gift - no consideration

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 Patrick M. D'Brien Capacity Buyer (Grantee)

Signature Kristin M. D'Brien Capacity Buyer (Grantee)

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John N. and Susan C. Schaefer
Address: 4031 Ravensworth Pl.
City: Roseville
State: CA Zip: 95747

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Patrick M. and Kristin M. D'Brien
Address: 1401 40th St.
City: Sacramento
State: CA Zip: 95819

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

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