

DOUGLAS COUNTY, NV

2016-892722

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

12/29/2016 08:23 AM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

APN: 1319-30-616-012

RECORDING REQUESTED BY:

Chicago Title Company  
10805 Rancho Bernardo Rd Suite 150  
San Diego, CA 92127

WHEN RECORDED PLEASE MAIL TO:

Steven Garlington  
Karen Garlington  
4907 Chisholm Trail  
Placerville, CA 95667

MAIL TAX STATEMENTS TO:

Alex Elie Burstein  
c/o Tahoe Summit Village  
PO Box 4917  
Stateline, NV 89449

CTT File Number: TQ4376

Real Property Transfer Tax: \$ 1.95

City: Stateline

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

**Tom Fernandes, a Married Man as His Sole and Separate Property**

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to:

**Steven Garlington and Karen Garlington, Husband and Wife as Joint Tenants with Right of Survivorship**

All that real property situated in the City of **Stateline**, County of **Douglas**, State of **Nevada**, bounded and described as follows:

An undivided 1/51st interest in and to that certain condominium estate described as Condominium Unit No. 12, Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada during ONE (1) "Use Period" within the **Swing** "Season" as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document No. 80819 in the Official Records, Douglas County, State of Nevada.

This being the same property conveyed to Grantor recorded on 11/15/1990 as Document Number 1990-238906; Book: 1190 Page: 2190 as more particularly described in Exhibit "A" attached hereto and made apart hereof.

**THIS INSTRUMENT FILED FOR RECORD BY CHICAGO TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.**

Contract Number: 13965

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: December 6, 2016

Tom Fernandes  
Tom Fernandes

STATE OF \_\_\_\_\_ } ss:  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me \_\_\_\_\_  
(Notary Public)

in and for said State, personally appeared **Tom Fernandes** 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 \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

\_\_\_\_\_  
Notary Public

\* See CA Notary Acknowledgement  
Attached hereto and made  
a part hereof

(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

## ACKNOWLEDGEMENT

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: California

County of: San Joaquin

On 12/7/2016 before me, A. Manabat, notary public  
personally appeared Tom Fernandez

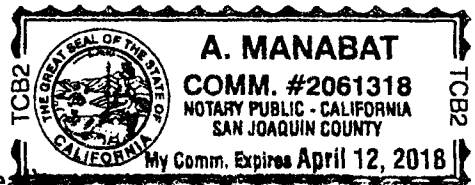
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



## EXHIBIT "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A Time Share interest comprised of the following:

### PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

- a) Condominium Unit No. 12, Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during ONE (1) "Use Period" within the **Swing** "Season" as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document No. 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976 and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada.
- b) An undivided 1/11th interest in and to the common area designated, depicted and described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

### PARCEL TWO:

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

### PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the official map of Tahoe Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2, 1976 as Document No. 01472 in Book 776, Page 87 of Official Records during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1319-30-616-012
- 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:**

Deed in Lieu of Foreclosure Only (value of property) \$500.00  
Transfer Tax Value \$  
Real Property Transfer Tax Due: \$500.00  
\$ 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: 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 *Tom Fernandes* Capacity Tom Fernandes / Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Tom Fernandes  
Address: 102 W. Churchill St. Stockton, CA 95204

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

Print Name: Steven Garlington  
Address: 4907 Chisholm Trail Placerville, CA 95667

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Chicago Title - Timeshare CTT File Number: TQ4376  
Address: 316 W. Mission Ave #121  
City: Escondido State: CA Zip: 92025

Contract Number: 13965