

Prepared By  
Tracy Newsom-Agent  
And Return To:  
Resort Closings Service  
10923 State Highway 176  
Walnut Shade, MO 65771

Mail Tax Statements To:  
Timeshare Trade Ins, LLC  
C/O Resort Closings Service  
10923 State Highway 176 W  
Walnut Shade, MO 65771

APN: 1319-30-643-044

DOUGLAS COUNTY, NV  
RPTT:\$1.95 Rec:\$17.00  
\$18.95 Pgs=4  
TIMESHARE TRADE-INS INC  
KAREN ELLISON, RECORDER

**2017-894748**  
**02/15/2017 09:39 AM**

### QUIT CLAIM DEED

Owner # 2803751A

On this 23<sup>rd</sup> day of December, 2016, Cynthia S. Cook, Christopher C. Cook, Brenda S. Cook (deceased) and Charles F. Cook III, All as Joint Tenants, Grantors, whose mailing address is 1550 Debbra Way, Manteca, CA 95336, for and in consideration of ten dollars (\$10.00), does by these presents **REMISE, RELEASE AND FOREVER QUITCLAIM** unto the **Timeshare Trade Ins, LLC**, Grantee, whose address is 10923 State Highway 176, Walnut Shade, Missouri, 65771, and Grantees heirs and assigns, the following real estate:

#### **The Ridge Tahoe County of Douglas State of Nevada**

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 he may 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" (28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 037 as shown and defined on said map; 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 1319-30-643-044

In Witness Whereof, Grantors have set their hand hereto.

Cynthia S. Cook  
Signature

\_\_\_\_\_  
Signature

CYNTHIA S. COOK  
Print Name

\_\_\_\_\_  
Print Name

Roland Derrill Rikard  
Witness Signature

Katy Jean Jarnagin  
Witness Signature

Roland Derrill Rikard  
Witness Printed Name

KATY JEAN JARNAGIN  
Witness Printed Name

ALL CAPACITY ACKNOWLEDGMENT

STATE OF california

COUNTY OF SAN JOAQUIN

On Dec 15<sup>th</sup> 2018 before me, Arielle Jaimee Hoffman, notary public  
(Name and Title of the Officer)

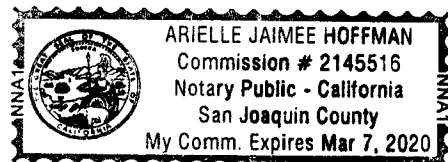
Personally appeared CYNTHIA S. COOK

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.

Arielle Jaimee Hoffman  
Signature of Officer



ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN A CLEAR AREA AND STAY INSIDE MARGINS

In Witness Whereof, Grantors have set their hand hereto.

Charles F Cook

Signature

CHARLES F. COOK III

Print Name

Christopher C Cook

Signature

CHRISTOPHER C. COOK

Print Name

Rhoda M Bushee

Witness Signature

Rhoda M Bushee

Witness Printed Name

Gary Lee Bushee

Witness Signature

Gary Lee Bushee

Witness Printed Name

**ALL CAPACITY ACKNOWLEDGMENT**

STATE OF California

COUNTY OF San Luis Obispo

On December 23, 2016 before me, Evan Ray Doty, Notary Public  
(Name and Title of the Officer)

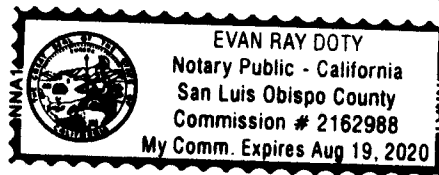
Personally appeared CHARLES F. COOK III and CHRISTOPHER C. COOK

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.

Evan Ray Doty  
Signature of Officer



ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN A CLEAR AREA AND STAY INSIDE MARGINS

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-643-044  
 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: \$ 500  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 500  
 Real Property Transfer Tax Due: \$ 2.50 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) Cynthia S. Cook  
Christopher C. Cook  
 Print Name: Brenda S. Cook (deceased) Charles F. Cook III  
 Address: 1550 Debra Way  
 City: Monteca  
 State: CA Zip: 95336

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)  
 Print Name: Timeshare Trade Inc. LLC  
 Address: 10923 State Hwy 176  
 City: Walnut Shade  
 State: MO Zip: 65771

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)  
 Print Name: Timeshare Trade Inc. LLC Escrow # \_\_\_\_\_  
 Address: 10923 State Hwy 176  
 City: Walnut Shade State: MO Zip: 65771