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RECORDING REQUESTED BY

Gwendolyn Jackson
Shasta County LDA #022

**WHEN RECORDED, RETURN THIS DOCUMENT
AND MAIL TAX STATEMENTS TO:**

CLAIRE R. FOX
381 South Street, #51
Redding, California 96001



00052900201708964900040044

KAREN ELLISON, RECORDER

E07

A.P.N. 34-023-51-01; 04-000773

GRANT DEED

The undersigned Grantors declare: Documentary transfer tax is \$0. No money or consideration for transfer. Deed to confirm title already vested in Grantees.

FOR NO CONSIDERATION,

Grantor: CLAIRE R. FOX, a Widow, hereby GRANTS all of her respective interest to:

Grantee: CLAIRE R. FOX, Trustee of The CLAIRE R. FOX Revocable Living Trust dated April 21, 2005, as follows:

The Grantor does, by these presents, grant unto the Grantee and Grantee's heirs and assigns, all that certain property located and situate in Douglas County, State of Nevada, more particularly described as follows:

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

(A) An undivided 1/38th 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. 023 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 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 3 – *Seventh Amended Map*, recorded April 9, 1986, as Document No. 133178 of Official Records of Douglas County, State of Nevada, 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 a 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 sub-paragraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in sub-paragraph (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 use week within the “Swing Season”, as said quoted term is defined in the *Amended Declaration of Annexation of Phase Three Establishing Phase Four*.

The above-described exclusive right may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said “use season”.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appurtenant 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; right, rights-of-way, agreements and *Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions* recorded February 14, 1984, as Documents No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-724-024
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Ex # 7 w/o consideration</u> <u>OK per Gwendolyn Jackson</u> <u>Trust - OK BL</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: Transferring from herself to her Trust for estate planning purposes.

5. Partial Interest: Percentage being transferred: 100.0 %

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 Claire R. Fox Capacity Owner

Signature _____ Capacity _____

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

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

Print Name: CLAIRE R. FOX
 Address: 381 South Street, #51
 City: Redding
 State: California Zip: 96001

Print Name: CLAIRE R. FOX, Trustee
 Address: 381 South Street, #51
 City: Redding
 State: California Zip: 96001

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: GWENDOLYN JACKSON, Paralegal Escrow # N/A
 Address: Post Office Box 992727
 City: Redding State: California Zip: 96009-2727