

DOUGLAS COUNTY, NV

2017-900583

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

06/27/2017 10:15 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. part of 0000-40-050-460**

**WHEN RECORDED MAIL TO:**

DAVID GIANELLI, ESQ.  
GIANELLI & ASSOCIATES  
1014 16TH STREET  
MODESTO, CA 95354

**MAIL TAX NOTICES TO:**

DONNA K. LOVE, TRUSTEE  
2524 BEATRICE LANE  
MODESTO, CA 95355

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DONNA K. LOVE, Trustee, under the G & D LOVE REVOCABLE TRUST under instrument dated May 16, 2003 (herein, "Grantor"), whose address is 2524 Beatrice Lane, Modesto, CA 95355, hereby QUITCLAIMS to (i) DONNA K. LOVE, Trustee, or any successors in trust, under the LOVE SURVIVOR'S TRUST A/S/F IN THE G & D LOVE REVOCABLE TRUST under instrument dated May 16, 2003 and any amendments thereto, as to an undivided one-half (1/2) interest as a tenant in common and (ii) DONNA K. LOVE, Trustee, or any successors in trust, under the LOVE FAMILY TRUST A/S/F IN THE G & D LOVE REVOCABLE TRUST under instrument dated May 16, 2003 and any amendments thereto, as to an undivided one-half (1/2) interest as a tenant in common (together herein, "Grantee"), each of whose address is 2524 Beatrice Lane, Modesto, CA 95355, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: Timeshare - Tahoe Village

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 17 day of May, 2017.

GRANTOR:

G & D LOVE REVOCABLE TRUST under instrument dated May 16, 2003

Donna K. Love  
DONNA K. LOVE, Trustee

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 Stanislaus )

On May 17 2017, before me, Michelle Barton, a Notary Public, personally appeared Donna K. Love, 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.

Michelle Barton  
NOTARY PUBLIC



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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Love Survivor's Trust a/s/f in the G & D  
Love Revocable Trust under instrument  
dated May 16, 2003

*Donna K. Love*

Donna K. Love, Trustee  
Grantee

Love Family Trust a/s/f in the G & D Love  
Revocable Trust under instrument dated May  
16, 2003

*Donna K. Love*

Donna K. Love, Trustee  
Grantee

## **EXHIBIT A**

### **Exhibit "A-1" (160)**

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT NO. 1-14<sup>TH</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31 11' 12" East 81.16 feet; thence South 58 48' 39" West 57.52 feet; thence North 31 11' 12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18 23' 51", an arc length of 57.80 feet the chord of said curve bears North 60 39' 00" East 57.55 feet to the Point of Beginning. Containing 4, 633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest. in Lot 160 only, for one Use Period each year in accordance with said Declaration.

A portion of APN: 0000-40-050-460

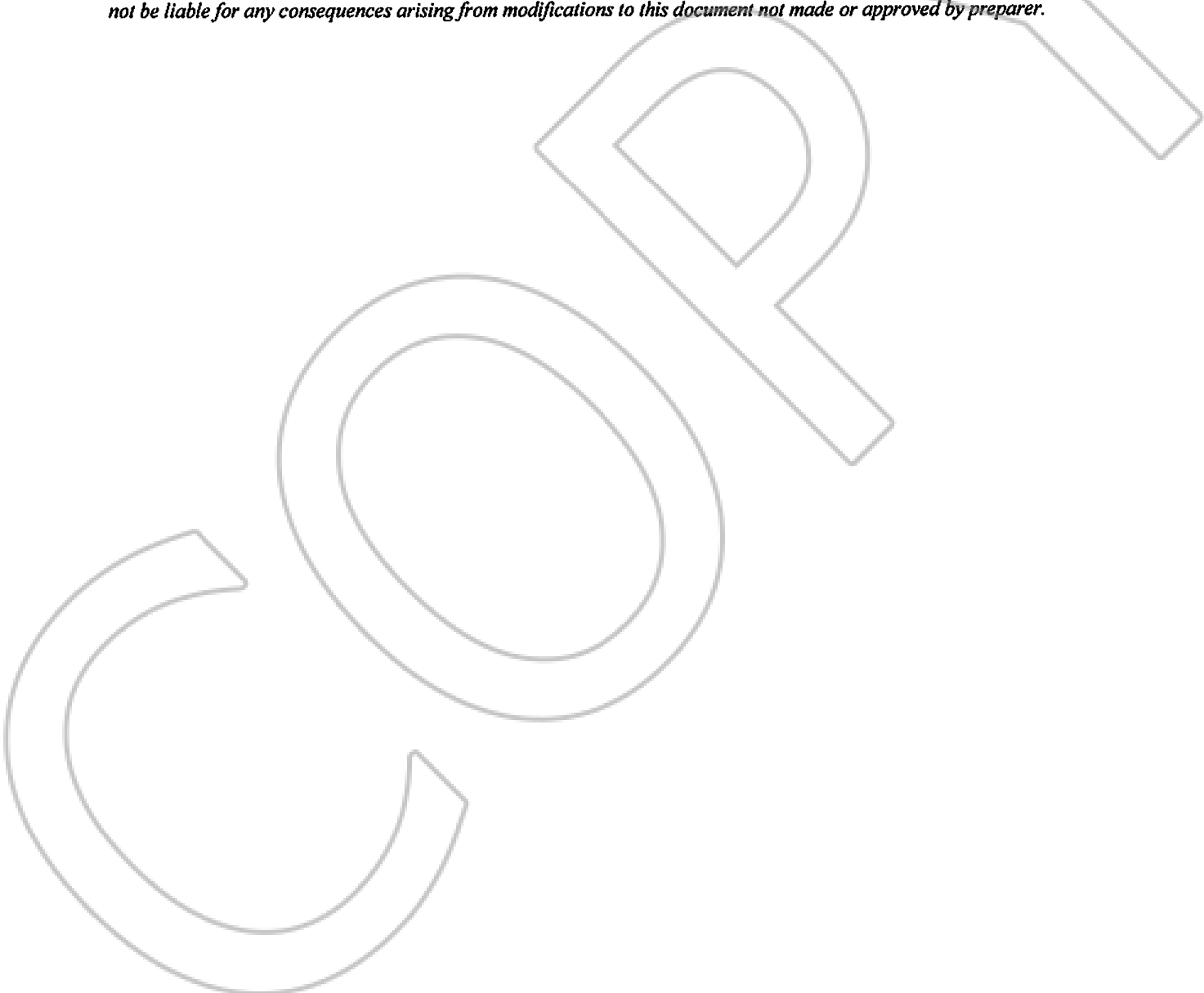
### **Exhibit "A-2" (160)**

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652<sup>nd</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT NO. 1-14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31 11' 12" East 81.16 feet; thence South 58 48' 39" West 57.52 feet; thence North 31 11' 12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18 23' 51", an arc length of 57.80 feet the chord of said curve bears North 60 39' 00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest. in Lot 160 only, for one Use Period every other year in even numbered years in accordance with said Declaration.

A portion of APN: 0000-40-050-460

Per NRS 111.312, this legal description was previously recorded as Document No. 0609155, on April 2, 2004, in the office of the Recorder of Douglas County, Nevada.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) part of 0000-40-050-460  
 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  
 X Other TIMESHARE

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust Verified - JS

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 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 7  
 b. Explain Reason for Exemption: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 Donna K. Love Capacity GRANTOR

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

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

Print Name: G & D Love Revocable Trust

Address: 2524 Beatrice Lane

City: Modesto

State: CA Zip: 95355

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

Print Name: Love Survivor's Trust and Love Family Trust a/s/f in the G & D Love Revocable Trust

Address: 2524 Beatrice Lane

City: Modesto

State: CA Zip: 95355

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

Print Name: U.S. Deeds

Escrow #: \_\_\_\_\_

Address: 213 Brentshire Drive

City: Brandon

State: FL Zip: 33511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) part of 0000-40-050-460  
 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 \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

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

4. **If Exemption Claimed:**  
 Transfer Tax Exemption per NRS 375.090, Section 7  
 Explain Reason for Exemption: Transfer to trust for no consideration

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Signature Donna K. Love Capacity GRANTEE

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

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

Print Name: G & D Love Revocable Trust  
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**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: U.S. Deeds Escrow #: \_\_\_\_\_  
 Address: 213 Brentshire Drive  
 City: Brandon State: FL Zip: 33511