

Prepared By

Name: Carol Lundstrom
Address: 1323 Say Road, Santa Paula,
State: CA Zip Code: 93060



After Recording Return To

Name: Carol Lundstrom
Address: 1323 Say Road, Santa Paula
State: CA Zip Code: 93060

A.P.N. A Portion of_1319-30-635-001

NEVADA QUIT CLAIM DEED

STATE OF NEVADA
COUNTY OF DOUGLAS

Documentary Transfer Tax \$ Zero City Tax \$ Zero
✓ computed on the consideration or value of property conveyed; OR
computed on the consideration at time of sale.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledge,

LARS LUNDSTROM and CAROL LUNDSTROM,

hereby REMISE, RELEASE AND FOREVER QUITCLAIMS to

CAROL LUNDSTROM, a single woman as her sole and separate property,

the real property at 360 Quaking Aspen, in the City of Stateline, County of Douglas, State of Nevada, described as:

Lot 67A Use Week Use: Winter-Christmas Acct #443

See Exhibit A

To have and to hold; the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Date:

LARS LUNDSTROM

9058 Havesu Street

Address

Ventura CA 93004

City, State, Zip Code

Date:

CAROL LUNDSTROM

1323 Say Rd.

Address

Santa Paula, CA 93060

City, State, Zip Code

EXHIBIT A

LEGAL DESCRIPTION – 360 Quaking Aspen, Stateline, Nevada

The land referred to herein is situated in the state of Nevada, county of Douglas, described as follows:

An undivided 1/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

PARCEL 1: Unit , of lot 67 shown on the map entitled “TAHOE VILLAGE CONDOMINIUM 67”, being all of lot 67, located in “TAHOE VILLAGE SUBDIVISION, UNIT NO.1” filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 262, as File No. 76345

PARCEL 2: TOGETHER WITH an undivided 1/4th interest in and to the common areas of Lot 67 as shown on the Map entitled “TAHOE VILLAGE CONDOMINIUM 67”, being all of Lot 67, located in “TAHOE VILLAGE SUBDIVISION UNIT NO. 1”, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 262, as File No. 76345.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all other “Owners” as defined in that certain Declaration of Covenants, Conditions and Restrictions for Time Sharing Ownership Within Tahoe Village Condominiums, a Condominium Project (the “Time Sharing Declaration”), recorded September 27, 1979, as Instrument No. 37101, in book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all “Use Periods” and “Bonus Time” (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

Parcel B: An exclusive right and easement (“Use Right Easement”) to use and occupy a “Unit” within the “Project” and any “Condominium(s)” (as these terms are defined in the Time Sharing Declaration(s)”) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration

Continued on next page

Containing

- (i) Two Bedrooms
- (ii) Two Bedrooms with a Loft

During the Use Periods of seven (7) days and Seven (7) nights (as defined in the Time Sharing Declaration) within

USE GROUP 1 hereby conveyed to Grantee(s), and during and Bonus Time used by Grantee(s). Grantee(s) use of Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

Parcel C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Projects for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

GRANTOR hereby intends to convey to Grantee(s) A Time Sharing Interest. Grantor shall have the right to convey the remaining undivided interests and reserved used and occupancy rights as Time Sharing Interest.

The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No.1 recorded August 31, 1971, as Instrument No. 54193, in book 90, Pages 473 to 484; modified by Instrument No. 54194, recorded August 31, 1971, In book 90, Pages 485 to 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; instrument No. 69063 recorded September 28, 1973, Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088,

Continued on next page

Of Official Records in Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").

All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the Time Sharing Interest granted hereunder and inure to the benefit of the remaining Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners thereof and Inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.

SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses easements, rights, rights of way and other matters of record on the date hereof.

Assessors Parcel No.: A Portion of _1319-30-635-001

CALIFORNIA ALL-PURPOSE 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.

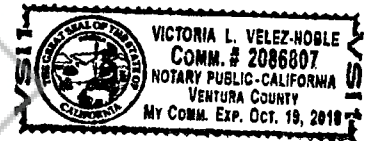
State of California
County of Ventura

On July 3, 2017 before me,
Victoria L. Velez-Noble, Notary Public, personally appeared
Lars Lundstrom & Carol Lundstrom,
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 Victoria L. Velez-Noble
VICTORIA L. VELEZ-NOBLE (Seal)
COMMISSION 2086807 EXPIRES OCTOBER 19, 2018



DESCRIPTION OF THE ATTACHED DOCUMENT

TYPE OR TITLE:

Nevada Quitclaim Deed
APN 1319-30-635-001

NUMBER OF PAGES:

4

DOCUMENT DATE:

7/03/2017

ABC NOTARY
info@ABC-Notary.com
805-275-2090
674 County Square Dr.
Suite 307
Ventura, CA 93003

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1319-30-635-001 Portion of
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: \$ \$0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 6
b. Explain Reason for Exemption: Per divorce decree

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 *Carol C. Lundstrom* Capacity Owner

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Lars E. Lundstrom
Address: 9058 Havasu St
City: Ventura
State: CA Zip: 93004

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Carol C. Lundstrom
Address: 1323 Say Rd.
City: Santa Paula
State: CA Zip: 93060

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____