



Recording requested by: Nicholas Cabatingan Space above reserved for use by Recorder's Office
When recorded, mail to: _____ Document prepared by: _____
Name: Nicholas + Kristen Cabatingan Name _____
Address: 1065 Quail Valley Run Address _____
City/State/Zip: Oakley, CA 94561 City/State/Zip _____
Property Tax Parcel/Account Number: 1319-30-519-006

Warranty Deed

This Warranty Deed is made on July 30, between Marvin and Donna Swanner
Grantor, of 18205 Shake Ridge Rd, City of _____
Sutter Creek, State of CA, and
Nicholas + Kristen Cabatingan Grantee, of 1065 Quail Valley Run
_____, City of Oakley, State of CA.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 400 Ridge Club Dr.
_____, City of Stateline, State of NV:

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2017 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 8-3-17

Marvin Swanner
Signature of Grantor

Donna Swanner
SIGNATURE OF GRANTOR

MARVIN SWANNER
Name of Grantor

DONNA SWANNER
NAME OF GRANTOR

[Signature]
Signature of Witness #1

Justin Bennion
Printed Name of Witness #1

Madysen Hammam
Signature of Witness #2

Madysen Hammam
Printed Name of Witness #2

State of California

County of _____ } S.S.

On _____, before me, _____

(name and title of notary), personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

See Attached Acknowledgment
Notary Signature

Seal

Send all tax statements to Grantee.

ACKNOWLEDGMENT

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 AMADOR)

On AUGUST 3, 2017 before me, TANYA JO KARR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared MARVIN SWANNER AND DONNA SWANNER,
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 

(Seal)

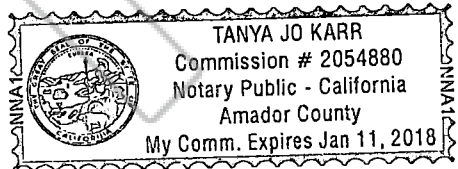


EXHIBIT "A"

(50)

A timeshare estate comprised of:

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

(A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(B) Unit No. 006 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to use said condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above during one "use week" within the "Swing use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN: 1319-30-519- 006

0632799

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-30-519-006
- 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 Time Share

FOR RECORDER'S 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) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 05
- b. Explain Reason for Exemption: Transfer from parents to daughter and son-in-law

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: [Signature] Capacity: Grantor
 Signature: [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Martin & Donna Swanner
 Address: 18205 Shake Ridge Rd
 City: Sutter Creek
 State: CA Zip: 95685

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Nick & Kristen Colbathigan
 Address: 1065 Quail Valley Run
 City: Oakley
 State: CA Zip: 94561

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