

APN: Portion of Parcel
No: 42-282-01



KAREN ELLISON, RECORDER E07

Prepared By:

Nicholas L. Lucich, Jr.
HELON & MANFREDO LLP
735 W. Alluvial Avenue, Ste. 102
Fresno, CA 93711

**After Recording Return and
Mail Tax Statements to:**

MICHAEL PETROVICH, Trustee
ANNE S. PETROVICH, Trustee
3715 W. Fir Avenue
Fresno, CA 93711

QUIT CLAIM DEED

STATE OF NEVADA

COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS, That for NO (\$Ø) consideration, MICHAEL PETROVICH, Ph.D. and ANNE PETROVICH, Ph.D., husband and wife as joint tenants with right of survivorship, residing at 3715 West Fir Avenue, County of Fresno, City of Fresno, State of California (hereinafter known as the "Grantors") hereby convey and quitclaim to MICHAEL PETROVICH and ANNE S. PETROVICH, as Trustees of the MICHAEL AND ANNE PETROVICH FAMILY TRUST under Trust Agreement dated 8/4, 2017, residing at 3715 West Fir Avenue, County of Fresno, City of Fresno, State of California (hereinafter known as the "Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Douglas, Nevada to wit:

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 047 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 in 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 No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (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 weeks within the Prime SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

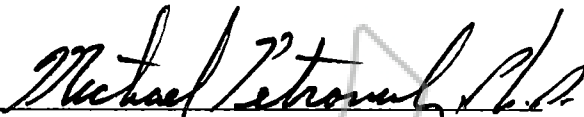
The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Portion of Parcel No. 42-282-01

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.

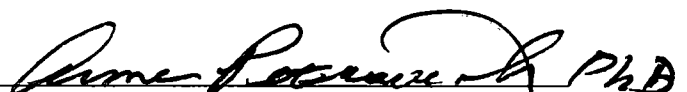
DATED: 8/4, 2017.

Grantor:



MICHAEL PETROVICH, Ph.D.
3715 W. Fir Avenue
Fresno, CA 93711

Grantor:



ANNE PETROVICH, Ph.D.
3715 W. Fir Avenue
Fresno, CA 93711

(Notary Page Follows)

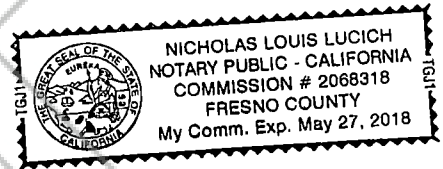
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

On Aug. 4, 2017, before me, NICHOLAS LOUIS LUCICH, Notary Public, personally appeared **MICHAEL PETROVICH, Ph.D. and ANNE PETROVICH, Ph.D.**, 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

Nicholas Louis Lucich

(Seal)

My Commission Expires:

May 27, 2018

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-282-01
 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 Timehsare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>SD Trust Manfredo</u>	

3. Total Value/Sales Price of Property: \$ N/A
 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 # 7
 b. Explain Reason for Exemption: Interest in property transferred to Revocable Trust w/o consideration

5. Partial Interest: Percentage being transferred: 1/51 % interest

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 Michael Petrovich Capacity Trustee - Grantee
 MICHAEL PETROVICH

Signature Anne S. Petrovich Capacity Trustee - Grantee
 ANNE S. PETROVICH

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MICHAEL and ANNE S. PETROVICH
 Address: 3715 W. Fir Ave.
 City: Fresno
 State: CA Zip: 93711

Print Name: MICHAEL AND ANNE PETROVICH FAMILY TRUST
 Address: 3715 W. Fir Ave.
 City: Fresno
 State: CA Zip: 93711

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer) Nicholas L. Lucich, Jr.

Print Name: HELON & MANFREDO LLP Escrow # N/A
 Address: 735 W. Alluvial Ave., Ste. 102
 City: Fresno State: CA Zip: 93711

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)