

Recording requested by:
DONALD P. MADSEN, ESQ.
WHEATLEY, SOPP & MADSEN, LLP



KAREN ELLISON, RECORDER

E07

When recorded, return to:
ROBERT EMERSON
C/O Donald P. Madsen
81 Blue Ravine Road, #230
Folsom, CA 95630

Mail tax statements to:
Kingsbury Crossing
Owners Association
P.O. Box 7049
Stateline, NV 89449

APN: 1318-26-101-006

QUITCLAIM DEED

FOR NO CONSIDERATION, **ROBERT B. EMERSON**, as Trustee of the **JOHN M. EMERSON AND HELEN A. EMERSON REVOCABLE LIVING TRUST**, dated October 11, 1988, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **ROBERT B. EMERSON**, as his sole and separate property, all of ~~his~~ ^{THE TRUST'S} right, title, and interest in and to the following described real property in the County of Douglas, State of Nevada:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Dated: SEPTEMBER 6, 20 17

Robert B. Emerson, TRTEE
ROBERT B. EMERSON, Trustee

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)
) SS
County of Sacramento)

On September 6, 2017, before me, DON MADSEN, a notary public, personally appeared **ROBERT B. EMERSON** 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 by hand and official seal.

Signature Don Madsen (Seal)
~~DON MADSEN~~
Commission # 2055980
Notary Public - California
Sacramento County
My Commission Expires Feb. 22, 2018



COPY

EXHIBIT “A”

Exhibit A

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the HIGH Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record.

This deed is made and accepted upon all of the covenants, conditions, restrictions, assessments, lines, easements and other matters set forth in said Declaration of Timeshare Use and amendments thereto all of which are incorporated herein by reference.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-26-101-006
 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 Timeshare Suite

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: <u>Trust of - JH</u> | |

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer from a trust w/o consideration

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 Robert B. Emerson, TTEE Capacity: TRUSTEE
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Robert B. Emerson, Ttee
 Address: 1285 Stratford Avenue, Ste. G 283
 City: Dixon
 State: CA Zip: 95620

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Robert B. Emerson
 Address: 1285 Stratford Avenue, Ste. G 283
 City: Dixon
 State: CA Zip: 95620

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Donald P. Madsen, Esq. Escrow # _____
 Address: 81 Blue Ravine Road, #230
 City: Folsom State: CA Zip: 95630