

16-  
**RECORDING REQUESTED BY,  
MAIL TAX STATEMENTS TO,  
AND WHEN RECORDED MAIL TO:**

Steven Hart  
P.O. Box 672  
Penngrove, CA 94951



KAREN ELLISON, RECORDER E07

Portion of A.P.N.: 42-28-6-15

**QUITCLAIM DEED (TRUST TRANSFER)**

Exempt: NRS 375.090 - 07: Transfer without consideration to or from a trust. (see Trust certificate)

FOR NO CONSIDERATION, Steven Hart, who took title as "Steven Hart, a married man as his sole and separate property", hereby quitclaim to

Steven John Hart and Kristin Jean Merrihew, as Trustees of The Tevemaru Family Trust dated February 14, 2017

the beneficiaries of which are the Grantors, all of their interest in real property commonly known as The Ridge Tahoe, in the County of Douglas, State of Nevada, more particularly described as:

See Exhibit "A" attached for complete legal description

THE TRUSTEES AND ANY SUCCESSOR TRUSTEES SHALL HAVE FULL RIGHT TO SELL OR ENCUMBER THE PROPERTY DESCRIBED HEREIN.

Dated: 8/24/17

STEVEN HART



## EXHIBIT "A"

### A Timeshare Estate comprised of:

#### Parcel One:

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

- (a) An undivided 1/106th 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. 102057, Official Records of Douglas County, Nevada.
- (b) Unit No. 173 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 modification 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 use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said 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 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, 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 of ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, 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 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".

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) Unit 173: portion of 42-28-6-15  
 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: <u>Trust OK</u>	

3. Total Value/Sales Price of Property: \$5,000.00 approx value  
 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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer

5. Partial Interest: Percentage being transferred: 100.0%

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 [Handwritten Signature] Capacity Attorney for Gregory Hart  
 • Signature [Handwritten Signature] Capacity for Steven Hart, Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Gregory S. Hart, TTEE  
 Address: 40 Alwin Road  
 City: Walnut Creek  
 State: CA Zip: 94596

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Steven Hart, TTEE  
 Address: P.O. Box 672  
 City: Penngrove  
 State: CA Zip: 94951

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Acuna Regli Escrow # \_\_\_\_\_  
 Address: 3478 Buskirk Ave. Suite 300  
 City: Pleasant Hill State: CA Zip: 94523

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