



KAREN ELLISON, RECORDER E07

TAX PARCEL #:

1319-30-644-020 PTN

FILED FOR RECORD AT REQUEST OF:

WHEN RECORDED RETURN TO:

✓ Kathryn Bowden

✓ 132 Spring Road

Orinda, California, 94563

THIS SPACE PROVIDED FOR RECORDER'S USE

Quit Claim Deed

For valuable consideration, Kathryn M. Bowden as trustee of Kathryn M. Bowden Living Trust, dated January 31, 1994, (the "Grantor"), conveys, as well as quitclaims, unto John P. Banuelos and Kathryn M. Bowden, Trustees under the Banuelos & Bowden Family Living Trust, dated September 21, 2001, (the "Grantee") the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

See Exhibit A attached hereto and made a part hereof.

Being all or part of the same property described in the County Register's Deed Book 0394, Page 4022.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: August 14, 2017

Kathryn M. Bowden, Trustee

For the Kathryn M. Bowden Living Trust

Signed in the presence of: See attached

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Certificate of Acknowledgement

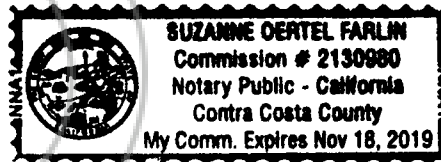
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On this 14th day of August, 2017, before me, Suzanne Oertel Farlin, Notary Public, personally appeared Kathryn M. Bowden, Trustee, on behalf of and with the authority of Kathryn M. Bowden Living Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.



Suzanne Oertel Farlin

Signature of Notary Public

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: August 14, 2017 Number of Pages: 5

Signer(s) other than named above: _____

A TIMESHARE ESTATE COMPRISED OF:

Parcel One:

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

- (A) An undivided 1/106th uninterest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unkt No. 3-10th Amended Map. Recorded September 21, 1990 as Document No. 255008, Official Records of Douglas County, State of Nevada, Except therefrom Units 059 thru 080 (Inclusive) and Units (4) thru 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Dougals County, Nevada..
- (B) Unit No. 055 as shown and defined on said Condominium Plan.

Parcel Two:

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Development 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 M.D.B & M.; and
- (B) An easement for ingress, egress and Public utility purposes, 32' wide, the centerline of which is hshown and described on the Seventh Amended Map of Tahoe Village No. 3 recorded April 9, 1986, as document No. 133178 of Official Records, Dougals County, State of Nevada.

Parcel Three

A non-exclusive right to use the real property known as Common Area as shown on Tahoe Village Unit No, 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorders Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1978, as Document No. 63681, in Book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973. as Document No. 69063 in Book 973 Page 812 of Official Records: (2) recorded July 2, 1976 as Document No. 1472 in Book 776 Page 87 of Official Records and (3) recorded July 26, 1989, as Document No. 207446, in Book 789 Page 3011.

Parcel Four

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, 30, 35, 39, 40 and 41 as shown Tahoe Villages Unit No 3 - 10th Amended Map. Recorded Seotember 21, 1990 as Document No. 235008 of the Douglas County Recorders Office, Dougals County, Nevada, within Section 30. Township 13 North Range 19 East M.D.B & M. for all those purposes provided for in the Fourth Amend and Restated Declarations of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

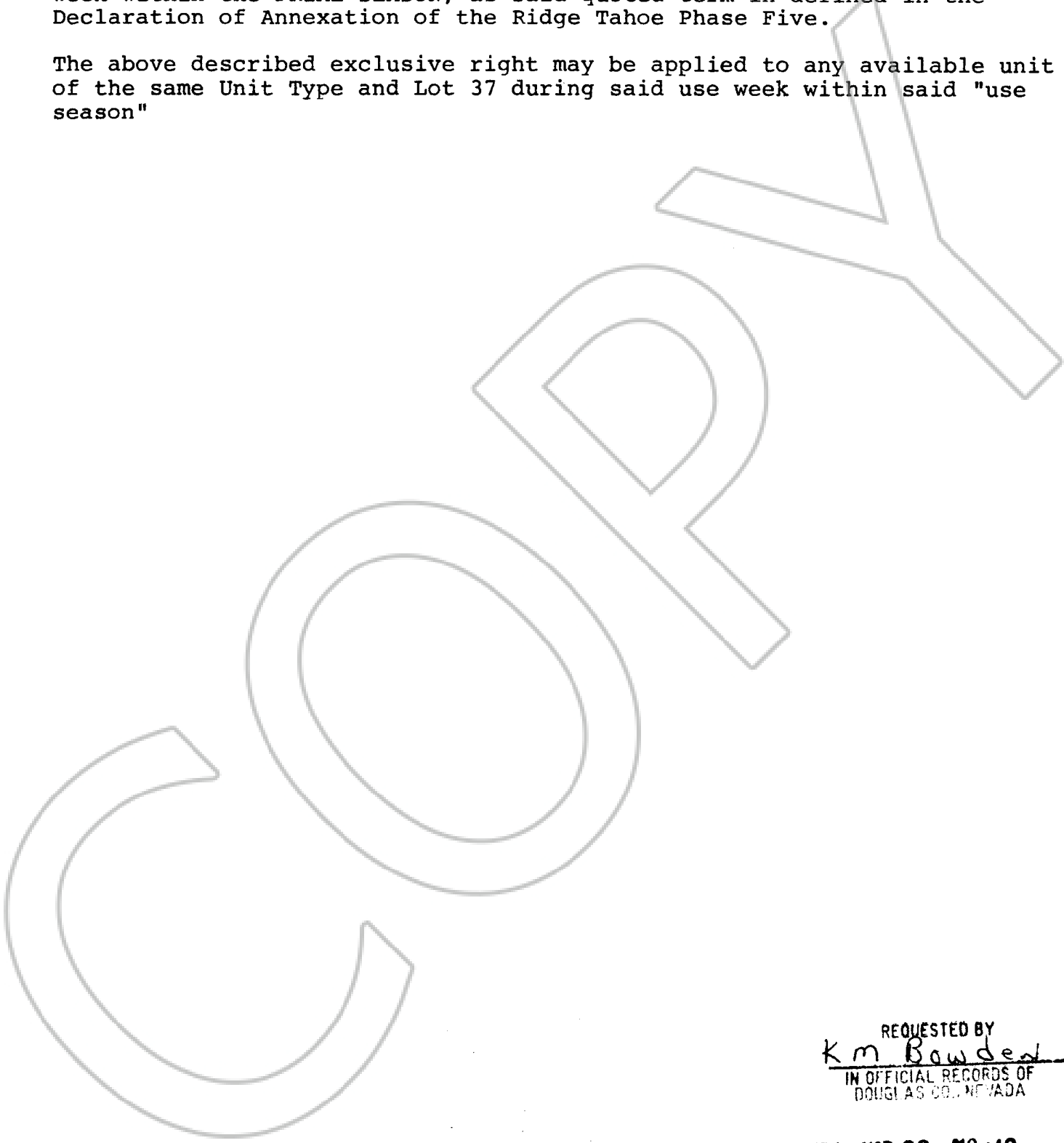
Parcel Five:

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 Parcel Two. Three and Four above for all of the purposes

Parcel Five continued

Provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document 96758 of Official Records of Douglas County, during ONE use week 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 right may be applied to any available unit of the same Unit Type and Lot 37 during said use week within said "use season"



REQUESTED BY
Km Bowden
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'94 MAR 22 10:48

332929

BK0394PG4024

IZANNE SAUDREAU
RECORDER
\$ 9.00 PAID Ka DEPUTY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-644-020 PTN
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>JD - Trust Verified</u>	

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 # 7
 b. Explain Reason for Exemption: Transfer without consideration to John P. Banuelos and Kathryn M. Bowden, Trustees under the Banuelos & Bowden Family Living Trust, 9/21/01

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 Kathryn M. Bowden Capacity Trustee of the Kathryn M. Bowden Banuelos + Kathryn M. Bowden Living Trust
 Signature Kathryn M. Bowden Capacity Trustee of the Kathryn M. Bowden Banuelos + Kathryn M. Bowden Living Trust

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kathryn M. Bowden
 Address: 132 Spring Road
 City: Orinda
 State: CA Zip: 94563

Print Name: Kathryn M. Bowden
 Address: 132 Spring Road
 City: Orinda
 State: CA Zip: 94563

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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

copy