

Sienna



KAREN ELLISON, RECORDER E07

Assessor's Parcel Number: 1319-30-724-014ptn

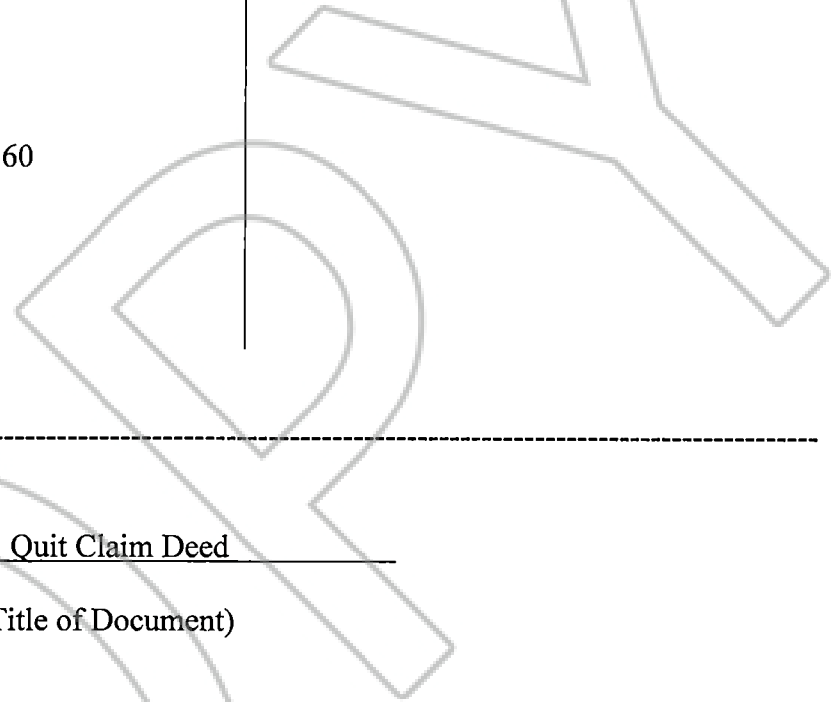
Recording Requested By:

Name: Lois A. Nielsen-Obreiter

Address: 4139 Newcastle Dr.

City/State/Zip Sylvania, OH 43560

Real Property Transfer Tax: \$

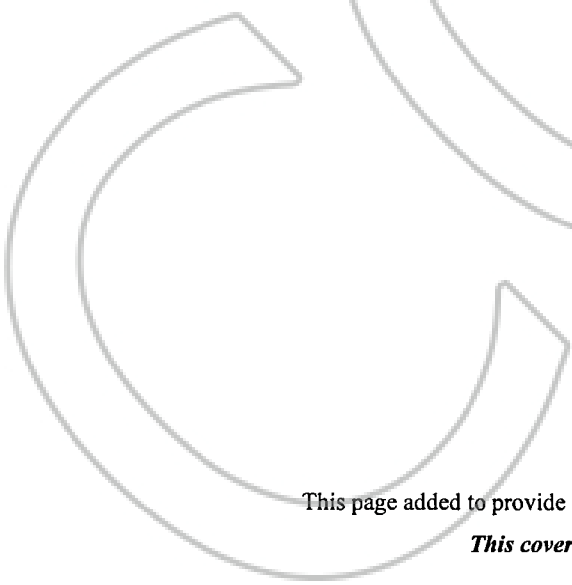


Quit Claim Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.

*This cover page must be typed or legibly hand printed.*



COUNTY RECORDER:  
PLEASE RETURN DOCUMENT TO:  
KASARNET, LLC  
323 SOUTH COURT STREET-SUITE 200  
MEDINA, OH 44256

PREPARED BY:  
LAW OFFICES OF EDWARD P. BRUEGGEMAN  
2215 CITY GATE DR. - SUITE E  
COLUMBUS, OHIO 43219

APN 1319-30-724-014 P1N SPACE ABOVE THIS LINE RESERVED FOR RECORDERS USE

~~1319-30-723-003 P1N~~

**QUIT CLAIM DEED**

The undersigned Grantor, whether one or more, declares that the transfer tax is NONE. This conveyance transfers Grantors' interest into his/her revocable living trust For No Consideration, change in vesting only.

LOIS A. NIELSEN-OBREITER, also known as, LOIS A. NIELSEN, MARRIED, who acquired title as LOIS A. NIELSEN, grants to, LOIS A. NIELSEN-OBREITER, TRUSTEE, or his/her successor(s) in trust, under THE LOIS A. NIELSEN-OBREITER TRUST, dated 6/12/03, and any amendments thereto, the following described real property located in the County Of DOUGLAS, State of NEVADA, and described as follows, to-wit:

Tax Mailing Address:

LOIS A. NIELSEN-OBREITER  
~~4057 NANTUCKET~~ 4139  
~~TOLEDO, OH 43623~~ NEWCASTLE  
OH OR  
SYLVANIA, OH  
43160

**MERRITT H. OBREITER, JR. JOINS ON THIS DEED TO  
RELEASE HIS DOWER IN SAID PROPERTY.**

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE AN IRREVOCABLE PART  
HEREOF.

Lois A. Nielsen-Obreiter  
LOIS A. NIELSEN-OBREITER: Signature  
Aka LOIS A. NIELSEN

Doris M. Romanes  
Witness: Signature

LOIS A. NIELSEN-OBREITER  
LOIS A. NIELSEN-OBREITER: Print Name

Doris M. Romanes  
Witness: Print Name

Merritt H. Obreiter Jr.  
MERRITT H. OBREITER, JR.: Signature

VW Schmid  
Witness: Signature

MERRITT H. OBREITER, JR.  
MERRITT H. OBREITER, JR.: Print Name

VW Schmid  
Witness: Print Name

STATE OF OHIO )  
COUNTY OF Lucas )

Executed before me on the 12th day of June, 2003, at Toledo, Ohio by LOIS A. NIELSEN-OBREITER, also known as, LOIS A. NIELSEN and MERRITT H. OBREITER, JR., HUSBAND and WIFE, known to me OR proved to me, on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity.

WITNESS my hand and official seal

VW Schmid  
SIGNATURE



VERNON W. SCHMID  
Notary Public, State of Ohio  
My commission expires Feb. 5, 2007

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A timeshare estate comprised of:

PARCEL 1:

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

- (a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 3 of Tahoe Village Unit No. 3, as shown on map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.
- (b) Unit No. 013, as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and 2 above, during one "Use Week" within the "Prime use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the CC&R'S"). The above-described exclusive and non-exclusive rights may be applied to any available unit the The Ridge Sierra project during said "Use Week" in the above referenced "use season" as more fully set forth in the CC&R'S.

REQUESTED BY  
FIRST NEVADA TITLE COMPANY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'87 JUL 22 A10:46

SUZANNE BEAUDREAU  
RECORDER

PAID *JK* DEPUTY

158559

BOOK 787 PAGE 2663

*RIDGE  
SIERRA*

# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Trust OK

1. Assessor Parcel Number (s)  
 (a) 1319-30-724-014 PORTION  
 (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 RIDGE SIERRA

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 GOING INTO TRUST  
 b. Explain Reason for Exemption: Trust WITHOUT CONSIDERATION

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 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 Lois A. Nielsen-Obretter PHONE # 589  
 Capacity 419-844-6718  
 Signature \_\_\_\_\_ Capacity cell 419-344-0275

### SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: LOIS A. NIELSEN-OBREITER  
 Address: 4057 S. NANTUCKET DR  
 City: TOLEDO  
 State: OHIO Zip: 43623  
4139 NEWCASTLE DR.  
SYLVANIA, OH 43560

### BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: LOIS A. NIELSEN-OBREITER  
 Address: SAM 4139 NEWCASTLE DR  
 City: SYLVANIA, OH  
 State: OH Zip: 43560

### COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_