

APN: 1318-15-822-001 (PTN)  
PTN: 1318-15-823-001 (PTN)



KAREN ELLISON, RECORDER

E07

RECORDING REQUESTED BY AND WHEN  
RECORDED MAIL TO:

Jennifer Brown, Esq.  
Wade Law Offices  
2400 Professional Drive, Suite 100  
Roseville, CA 95661

MAIL TAX STATEMENTS TO:

Ma Teresa P. Ranada  
1842 Lexington Street  
Petaluma, CA 94954

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s) under penalty of perjury that the following is true and correct:

**THERE IS NO CONSIDERATION FOR THIS TRANSFER. THIS IS A TRANSFER TO A REVOCABLE TRUST AND IS EXEMPT FROM DOCUMENTARY TRANSFER TAX UNDER NRS 375.090, SECTION 07:**

Teresa Perez Ranada, a married woman,

Hereby GRANTS to Ma Teresa P. Ranada, as trustee of the Ma Teresa P. Ranada 2017 Revocable Trust,

the following described real property in the County of Douglas, State of Nevada, more particularly described on the Exhibit "A" attached hereto and incorporated herein by reference.

Commonly known as 180 Elks Point Road, Zephyr Cove, Nevada 89449

Dated: Nov 4, 2017

Teresa Perez Ranada  
Teresa Perez Ranada

MAIL TAX STATEMENTS TO: SAME AS ABOVE

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.

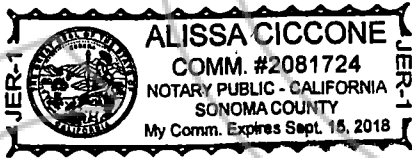
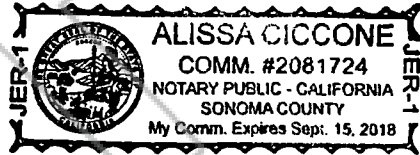
State of California )  
County of Sonoma ) ss

On November 4, 2017, before me, Alissa Ciccone Notary Public, a notary public, personally appeared Teresa Perez Ranada, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s)~~ are subscribed to the within instrument and acknowledged to me that he~~(s)~~/she~~(s)~~ they executed the same in his~~(s)~~/her~~(s)~~/their authorized capacity(ies), and that by his~~(s)~~/her~~(s)~~/their signature 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 *Alissa Ciccone* (SEAL)



**“Exhibit A”**

Map #01-026 and Condominium Plat of South Shore filed of record in Book 1202, Page 2181 as Document Number 559872 in Douglas County, Nevada, and subject to all provisions thereof and those contained in that certain Declaration of Condominium - South Shore (“Timeshare Declaration”) dated October 21, 2002 and recorded December 5, 2002 in Book 1202, Page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore (“Timeshare Plan”).

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

The property is a/an Biennial Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 105,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Even Resort Year(s).

**SUBJECT TO:**

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments thereto;
3. Real estate taxes that are currently due and payable and are a lien against the Property.
4. All matters set forth on the plat of record depicting South Shore Condominiums, and any supplements and amendments thereto.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-822-001 PTN  
 b) 1318-15-823-001 PTN  
 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 TINESHARE

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

3. Total Value/Sales Price of Property: \$ \$0.00 Without  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \$0.00 consideration)  
 Transfer Tax Value: \$ \$0.00  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 07  
 b. Explain Reason for Exemption: Transfer to a Revocable Trust - without  
consideration

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 Ma Teresa P. Ranada Capacity Grantor/Trustee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Teresa Perez Ranada  
 Address: 1842 Lexington Street  
 City: Petaluma  
 State: California Zip: 95954

Print Name: Ma Teresa P. Ranada, Trustee  
 Address: 1841 Lexington Street  
 City: Petaluma  
 State: California Zip: 95954

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jennifer Brown, Attorney at Law Escrow # \_\_\_\_\_

Address: 2400 Professional Drive, Suite 100

City: Roseville State: California Zip: 95661

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