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RECORDING REQUESTED BY:

Brett G. Williams  
5776 Stoneridge Mall Rd, Suite 270.  
Pleasanton, CA 94588

WHEN RECORDED MAIL DEED TO:

Behrouz Darabi Farsi  
1454 Montelegre Drive  
San Jose, CA 95120



KAREN ELLISON, RECORDER E07

QUITCLAIM DEED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

MAIL TAX STATEMENTS TO:

Documentary Transfer Tax is \$ 0 pursuant to Rev. & Tax Code NRS 375.090

Behrouz Darabi Farsi  
1454 Montelegre Drive  
San Jose, CA 95120

- This conveyance is a husband's release of claim to separate property of wife
- Computed on full value of property conveyed, or
- Computed on full value less liens and encumbrances remaining thereon at time of sale.
- Realty not sold. Transfer is not pursuant to a sale or subject to reassessment.

Assessor's Parcel Number: 40-300-05

*Rostam Farsi*  
Signature of Declarant

The undersigned grantor, for no consideration,

Rostam D. Farsi and Parivash O. Farsi, as Trustees of the The Farsi Family Trust dated January 13, 1992

hereby remises, releases and forever quitclaims to:

Behrouz Darabi Farsi, a married man, as his sole and separate property

the real property in the County of Douglas, State of Nevada, described as follows: See Attached Exhibit "A"

Dated this December 20, 2017

*Rostam Farsi*  
Rostam D. Farsi

*Parivash O Farsi*  
Parivash O. Farsi

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

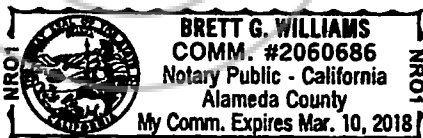
STATE OF CALIFORNIA )  
COUNTY OF ALAMEDA )

On December 20, 2017, before me, BRETT G. WILLIAMS, a Notary public, personally appeared **Rostam D. Farsi and Parivash O. Farsi**, who 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 capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

[SEAL]



*Brett G. Williams*  
BRETT G. WILLIAMS, Notary Public in and for said State  
COUNTY OF ALAMEDA, Telephone: 925-469-0111  
COMMISSION NO: 2060686  
MY COMMISSION EXPIRES: March 10, 2018

## EXHIBIT "A"

A timeshare estate comprised of:

**Parcel 1:** An undivided 1/51<sup>st</sup> interest in and to the certain condominium described as follows:

(a) An undivided 1/24<sup>th</sup> interest as tenants in common, in and to the Common Area of the Lot 50, Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(b) Unit No. 05 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

**Parcel 2:** a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village, Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

**Parcel 3:** the exclusive right to use said unit and the non-exclusive right to use the real property referred to in subparagraph (1) of Parcel 1 and Parcel 2 above during one "use week" within the summer of use season" as said quoted terms are defined in the Declaration of conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season a portion of APN 40-300-05.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits hereof.

EXHIBIT "A" CONT.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded March 13, 1985, as Document No. 114670, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

IN WITNESS WHEREOF, the Grantor has executed its conveyance the day and year first herein-above written.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 40-300-05  
 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

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

- 3.a. Total Value/Sales Price of Property \$ 12,500  
 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 out of Trust, withou 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 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 Rostam Farsi Capacity: Trustee  
 Signature Parivash Farsi Capacity: Trustee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Rostam & Parivash Farsi TTEE's  
 Address: 1132 Onondaga Way  
 City: Fremont  
 State: CA                      Zip: 94539

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Behrouz Darabi Farsi  
 Address: 1454 Montelegre  
 City: San Jose  
 State: CA                      Zip: 95120

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Williams Estate Planning                      Escrow # \_\_\_\_\_  
 Address: 5776 Stoneridge Mall Rd, #270  
 City: Pleasanton                      State: CA                      Zip: 94588