

APN: 1318-26-101-006



KAREN ELLISON, RECORDER

When Recorded, Mail to:  
Mail Tax Statements to:

INGA PAMBUKYAN  
and ANNA ABESHYAN  
1215 GREEN STREET  
GLENDALE, CA 91205

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH: that HILDA C. OHANESSIAN without consideration conveys to INGA PAMBUKYAN and ANNA ABESHYAN, as JOINT TENANTS, all of the right, title and interest in that real property of HILDA C. OHANESSIAN, situated in the County of Douglas, State of Nevada, bounded and described as follows:

**THE LODGE AT KINGSBURY CROSSING TIMESHARE**

**INTERVAL NUMBER: 3204-05**  
**HOA UNIT NUMBER: B/2246**  
**HOA ACCOUNT NUMBER: 470828591**  
**SEASON: HIGH**  
**USE: ANNUAL**

**The following described real property in the County of Douglas, State of Nevada, and is more particularly described as follows:**

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows:

Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278 of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" as amended.

Also excepting from the real property and reserving to grantor, its successors, and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No. 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada, as Document No. 84425, third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572, Document No. 89535 and fourth amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at Page 3987, Official Records of Douglas County, Nevada, as Document No. 161309 ("Declaration"), during a "Use Period", within the HIGH Season within the "Owner's Use Year", as defined in the Declaration, together with an nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of way of record. A portion of APN 07-130-19.

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

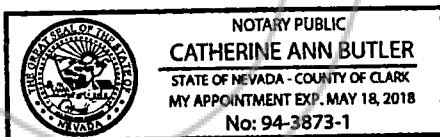
Witness her hand this 17<sup>th</sup> day of January, 2018.

Hilda C. Ohanessian  
HILDA C. OHANESSIAN

STATE OF NEVADA )  
                              ) ss.  
COUNTY OF CLARK )

On this 17<sup>th</sup> day of January, 2018, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared HILDA C. OHANESSIAN, personally known to me (or 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 they 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.

WITNESS my hand and official seal.



Catherine A. Butler  
NOTARY PUBLIC  
Name: Catherine A. Butler  
Exp.: 05/18/2018  
No.: 94-3873-1

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 (a) 1318-26-101-006  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	
_____	
_____	

2. Type of Property:  
 (a)  Vacant Land (b)  Single Fam. Res  
 (c)  Condo/Twnhse (d)  2-4 Plex  
 (e)  Apt. Bldg (f)  Comm=I/Ind=I  
 (g)  Agricultural (h)  Mobile Home  
 X Other: Timeshare

3. a. Total Value/Sales Price of Property \$ 200.00  
 b. Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value \$ 200.00  
 d. Real Property Transfer Tax Due \$ 1.95

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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: Hilda Ohanessian Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(Required)**

**BUYER (GRANTEE) INFORMATION**  
**(Required)**

Print Name: Hilda C. Ohanessian  
 Address: 1189 Cumbre Alta Court  
 City: Pacific Palisades  
 State: CA Zip: 90272

Print Name: Inga Pambukyan and Anna Abeshyan  
 Address: 1215 Green Street  
 City: Glendale  
 State: CA Zip: 91205

**Company/Person Requesting Recording (required if not seller or buyer)**

**CATHERINE A. BUTLER** Escrow No. \_\_\_\_\_  
2600 S. Rainbow Blvd., Suite 110A  
LAS VEGAS NV 89146