

APN: PORTION OF 42-254-45

RECORDING REQUESTED BY  
DENNIS AND CATHERINE JENG



KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO  
NAME: DENNIS AND CATHERINE JENG  
MAILING ADDRESS: 20620 VIA ESCOBA

CITY, STATE ZIP CODE: YORBA LINDA, CA 92886

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

# WARRANTY DEED

AKA: RIDGE TAHOE TIMESHARE, #45  
DOUGLAS COUNTY, NV

THE UNDERSIGNED GRANTOR(S) AFFIRM(S) THAT THERE IS NO TRANSFER TAX BASED ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (\$0) CONSIDERATION.

DENNIS JENG AND CATHERINE MAR JENG, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, Grantors, Whose Address is 20620 Via Escoba, Yorba Linda, CA 92886

HEREBY CONVEY AND WARRANT TO: DENNIS JENG AND CATHERINE MAR JENG, HUSBAND AND WIFE, Grantees, AS TRUSTEES, AND THE SUBSEQUENT TRUSTEES, OF THE JENG FAMILY TRUST, DATED NOVEMBER 8, 2017,

Whose Address is 20620 Via Escoba, Yorba Linda, CA 92886  
THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXEMPT: NRS 375.090 SECTION 007

Prepared By: Citadel Law Corporation, 2372 Morse Avenue, Irvine, CA 92614 949-852-8181  
THIS IS A TRANSFER TO A REVOCABLE TRUST FOR THE BENEFIT OF THE GRANTOR(S), AS A GIFT WITH NO \$0 CONSIDERATION EXECUTED ON THE 8<sup>TH</sup> DAY OF NOVEMBER, 2017, AT SAN DIMAS, CALIFORNIA

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 LOS ANGELES )SS

On November 8, 2017 before me,  
Maria P. Flores Perez, Notary Public, a Notary Public,  
(Here insert name and title of the officer)  
personally appeared Dennis Jeng and Catherine Mar Jeng

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/ she/ they executed the same in his/ her/ their authorized capacity(ies), and that by his/her/their signature(s) 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 Maria P. Flores Perez

MAIL TAX STATEMENTS TO: NAME: DENNIS AND CATHERINE JENG  
STREET: 20620 VIA ESCOBA  
CITY: YORBA LINDA, CA 92886

Dennis Jeng  
DENNIS JENG  
Catherine Mar Jeng  
CATHERINE MAR JENG



**EXHIBIT "A"**

AN UNDIVIDED 1/51<sup>ST</sup> INTEREST AS TENANTS IN COMMON IN AND TO THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS AS FOLLOWS:

- (A) AN UNDIVIDED 1/50<sup>TH</sup> INTEREST IN AND TO LOT 28, AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-13<sup>TH</sup> AMENDED MAP, RECORDED DECEMBER 31, 1991, AS DOCUMENT NO. 268097, RE-RECORDED AS DOCUMENT NO. 269053, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, EXCEPTING THEREFROM UNITS 1 THROUGH 50 (INCLUSIVE), AS SHOWN ON SAID MAP; AND
- (B) UNIT NO. 45, AS SHOWN AND DEFINED ON SAID MAP, TOGETHER WITH THOSE EASEMENTS APPURTENANT THERETO, AND SUCH EASEMENTS DESCRIBED IN THE FOURTH AMENDED AND RESTATED DECLARATION OF TIME SHARE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGE TAHOE, RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 096758, AS AMENDED, AND IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE SIX, RECORDED DECEMBER 18, 1990, AS DOCUMENT NO. 241238, AS AMENDED BY AMENDED DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE SIX, RECORDED FEBRUARY 25, 1992, AS DOCUMENT NO. 271727, AND AS DESCRIBED IN THE RECITATION OF EASEMENTS AFFECTING THE RIDGE TAHOE, RECORDED FEBRUARY 24, 1992, AS DOCUMENT NO. 271619, AND SUBJECT TO SAID DECLARATIONS, WITH THE EXCLUSIVE RIGHT TO USE SAID INTEREST, IN LOT 28 ONLY, FOR ONE WEEK EACH YEAR IN ACCORDANCE WITH SAID DECLARATIONS.

**TOGETHER WITH** THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR APPERTAINING, AND THE REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF.

**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 THE FOURTH AMENDED AND RESTATED DECLARATION OF TIMESHARE COVENANTS, CONDITIONS AND RESTRICTIONS DATED JANUARY 30, 1984, AND RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 96758, BOOK 284, PAGE 5202, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS AMENDED FROM TIME TO TIME, 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 GRANTEE'S ASSIGNS FOREVER.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. PORTION OF 42-254-45  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant Land                    | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse                   | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg                      | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural                   | h. <input type="checkbox"/> Mobile Home      |
| <input checked="" type="checkbox"/> Other <u>Timeshare</u> |  |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust or BL</u>	

3.a. Total Value/Sales Price of Property	\$	0.00
b. Deed in Lieu of Foreclosure Only (value of property ( _____ )	\$	0.00
c. Transfer Tax Value:	\$	0.00
d. Real Property Transfer Tax Due	\$	0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 007  
 b. Explain Reason for Exemption: This is a Transfer to a Revocable Living Trust,  
With no \$0 Consideration

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 \_\_\_\_\_ Capacity: TRUSTEE

Signature Catherine M Jeng Capacity: TRUSTEE

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Dennis Jeng/Catherine Mar Jeng  
 Address: 20620 Via Escoba  
 City: Yorba Linda  
 State: CA Zip: 92886

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Jeng Family Trust  
 Address: 20620 Via Escoba  
 City: Yorba Linda  
 State: CA Zip: 92886

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

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