

35

APN# 0000-40-050-460

Recording Requested by/Mail to:

Name: Jaimee A. Jones, APC

Address: PO Box 489

City/State/Zip: Dixon, CA 95620

Mail Tax Statements to:

Name: Daniel Rosko

Address: 1125 Watson Ranch Way

City/State/Zip: Dixon, CA 95620



00075422201809160190040046

KAREN ELLISON, RECORDER

E06

Quitclaim Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

When recorded return to:
JAIMEE A. JONES,
Attorney At Law
PO Box 489
Dixon, CA 95620

Mail tax statements to:

Daniel Rosko
1125 Watson Ranch Way
Dixon, CA 95620

QUITCLAIM DEED

FOR NO VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHERRI A. HEDSPETH, formerly known as SHERRI A. ROSKO, **REMISES, RELEASES and FOREVER QUITCLAIMS** to **DANIEL E. ROSKO**, the following real property located in the City of Stateline, County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:


An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1-14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada,

EXCEPTING THEREFROM that certain real property described as follows:

Beginning at the Northeast corner of Lot 160; thence South 31 11' 12" East 81.16 feet; thence South 58 48' 39" West 57.52 feet; thence North 31 11' 12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18 23' 51", an arc length of 57.80 feet the chord of said curve bears North 60 39' 00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

A portion of APN: 0000-40-050-460

Dated: June 21, 2018



Sherri A. Hedspeth

ACKNOWLEDGMENT

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.

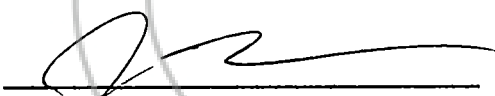
State of California
County of Solano

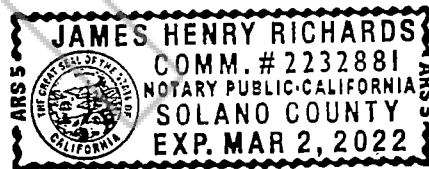
On June 21, 2018 before me, James Henry Richards, Notary Public
(insert name and title of the officer)

personally appeared Sherri Hedspeth
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  (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 0000-40-050-460
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>for James e Law office</u>	
<u>Prop type is timeshare</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 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 # 6
 b. Explain Reason for Exemption: Transfer of title between former spouses in compliance with a decree of divorce.

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 *Sherri Hedspeth* Capacity Grantor

Signature _____ Capacity _____

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

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

Print Name: Sherri Hedspeth
 Address: 920 Alexander Dr.
 City: Dixon
 State: CA Zip: 95620

Print Name: Daniel Rosko
 Address: 1125 Watson Ranch Way
 City: Dixon
 State: California Zip: 95620

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jaimee A. Jones, APC Escrow # _____
 Address: PO Box 489
 City: Dixon State: CA Zip: 95620

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