

AFTER RECORDING MAIL TO:

LAW OFFICE OF COLE & GILDAY, P.C.
10101 – 270th St. NW
Stanwood, WA 98292



KAREN ELLISON, RECORDER

E07

QUIT CLAIM DEED

GRANTORS:	CHARLES V. PETERSON and LILLIAN L. PETERSON, Trustees of The Charles and Lillian Peterson Revocable Living Trust dated October 30, 2013
GRANTEES:	VESCERA, Clay Thomas & Anjie Marguerite
LEGAL DESCRIPTION:	Unit No. 3, Lot 28, The Ridge Tahoe
APN:	42-254-03

THE GRANTORS, CHARLES V. PETERSON and LILLIAN L. PETERSON, Trustees of THE CHARLES AND LILLIAN PETERSON REVOCABLE LIVING TRUST DATED OCTOBER 30, 2013, for no consideration, convey and quit claim to CLAY THOMAS VESCERA and ANJIE MARGUERITE VESCERA, the following described real estate, situate in the County of Douglas, State of Nevada, together with all after acquired title of the Grantors therein:

A portion of APN: 42-254-03

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded 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. 3 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 AND SUBJECT TO rights, reservations, covenants, conditions, easements and restrictions of record.

DATED this 21ST day of November, 2018.

Charles V. Peterson

Charles V. Peterson, Trustee

Lillian L. Peterson

Lillian L. Peterson, Trustee

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that CHARLES V. PETERSON and LILLIAN L. PETERSON are the persons who appeared before me; and said persons acknowledged that they signed this instrument, on oath and stated that they was authorized to execute the instrument and acknowledged it as the Trustees of THE CHARLES V. PETERSON AND LILLIAN L. PETERSON REVOCABLE LIVING TRUST DATED OCTOBER 30, 2013 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 21, 2018.



Victoria Sisco

Signature

Notary Public, State of Washington

Victoria L. Sisco

Printed Name

My appointment expires: 11/19/18

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-254-03
 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>Revocable Trust</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 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 # 7
 b. Explain Reason for Exemption: Transfer from a revocable trust for no 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 Charles V Peterson Capacity Trustee
 Signature Lillian L. Peterson Capacity Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Charles V. Peterson & Lillian L. Peterson*
 Address: 7320 - 261st St. NW
 City: Stanwood
 State: WA Zip: 98292

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Clay Thomas & Anjie Marguerite Vescera
 Address: 25488 E. Dry Creek Dr.
 City: Aurora
 State: CO Zip: 80016

* Trustees of The Charles and Lillian Peterson Revocable Living Trust
COMPANY/PERSON REQUESTING RECORDING dated October 30, 2013
 (required if not the seller or buyer)
 Print Name: Law Office of Cole & Gilday PC Escrow # N/A
 Address: 10101 270th St. NW
 City: Stanwood State: WA Zip: 98292