



KAREN ELLISON, RECORDER

# Quitclaim Deed

RECORDING REQUESTED BY Victoria Anne DeFrenza

AND WHEN RECORDED MAIL TO:

Victoria Anne DeFrenza, Grantee(s)

107 1/2 Sapphire

Balboa Island, CA 92662

Consideration: \$101.00

Property Transfer Tax: \$ 1.95

Assessor's Parcel No.: 1319-30-724-030

PREPARED BY: Simon Zeller certifies herein that he or she has prepared this Deed.

Simon Zeller  
Signature of Preparer

11-8-18  
Date of Preparation

Simon Zeller  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 11-8-18 in the County of Orange, State of California

by Grantor(s), Simon Zeller, whose post office address is 1728 Main St, Huntington Beach, CA, 92648

to Grantee(s), Victoria Anne DeFrenza, whose post office address is 107 1/2 Sapphire, Balboa Island, CA 92662

WITNESSETH, that the said Grantor(s), Simon Charles Zeller, for good consideration and for the sum of one hundred one dollars (\$ 101.00 ) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Simon C. Zeller  
Signature of Grantor

Simon C Zeller  
Print Name of Grantor

[Signature]  
Signature of First Witness to Grantor(s)

Kyle McDonald  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

[Signature]  
Signature of Second Witness to Grantor(s)

Haica Gonzalez  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Victoria Anne De Frenza  
Signature of Grantee

Victoria Anne De Frenza  
Print Name of Grantee

[Signature]  
Signature of First Witness to Grantee(s)

Kyle McDonald  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

[Signature]  
Signature of Second Witness to Grantee(s)

Haica Gonzalez  
Print Name of Second Witness to Grantee(s)

# California All-Purpose 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

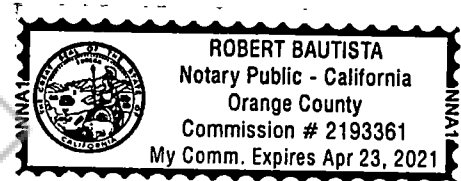
County of Orange

On 11/08/18 before me, Robert Bautista, notary public, personally appeared \*\*\*Simon C. Zeller And, Victoria Anne De Frenza\*\*\*, 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)



Optional

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.*

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: November 8, 2018 # of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**EXHIBIT "A"**

**(34)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 029 as shown and defined on said Condominium Plan; 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-724-030**

0590049

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-30-724-030  
 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 Time Share

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

3. Total Value/Sales Price of Property \$ 101 -  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 101 -  
 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: \_\_\_\_\_ %  
 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 Victoria Anne De Franza Capacity Buyer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Simon C. Eiler  
 Address: 1728 Main St  
 City: Honolulu Beach  
 State: CA Zip: 92645

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Victoria Anne De Franza  
 Address: 107 1/2 Sapphire  
 City: Kelebea Island  
 State: CA Zip: 92662

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_