

APN: 200951

DOUGLAS COUNTY, NV
RPTT:\$1.95 Rec:\$35.00
Total:\$36.95
BOBBIE EDISON

2019-925851
02/15/2019 02:57 PM

Pgs=5

PREPARED BY:
Bobbie Edison
154 Oriole Ct, 8, 8
Hercules, CA 94547

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
Bobbie Edison
154 Oriole Ct
Hercules, CA 94547

MAIL TAX STATEMENTS TO:
Breonna M. Edison
3815 Harrison Street #204
Oakland, CA 94611



00086989201909258510050058

KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the _____ day of _____, 20____, between Bobbie Edison, an unmarried person, whose address is 154 Oriole Ct, Hercules, California 94547 ("Grantor"), and Breonna Edison, whose address is 3815 Harrison St. #204, Oakland, California 94611 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in douglas County, Nevada, described as:

Ridge Crest Condominiums
Document # 183624

Method of obtaining description: Recorder's Office

Being the same property conveyed in the County Register's Quitclaim Deed, Book 888, Page 711.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have,

claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 200951

IN WITNESS WHEREOF the Grantor has executed this deed on the 1 day of Nov, 2018.

Nov 1, 2018
Date

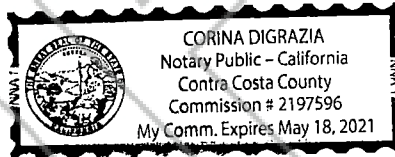
Bobbie Edison
Bobbie Edison, Grantor

State of California
County of Contra Costa

This instrument was acknowledged before me on the 1 day of November, 2018 by Bobbie Edison.

[Signature]
Notary Public Signature

Notary Public
Title or Rank



**PLEASE SEE ATTACHED
CURRENT CALIFORNIA
NOTARY FORM**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Contra Costa) **Corina DiGrazia-Notary Public**
On November 1, 2018 before me, _____,
Date Here Insert Name and Title of the Officer
personally appeared Bobbie Edison
Name(s) of Signer(s)

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 _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT "A" (49)

A Timeshare estate comprised of:

PARCEL 1: An undivided 1/51st interest in and to that certain condominium estate described as follows:

(A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.

(B) Unit No. 301, as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&Rs"). The above described described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN 40-370-19

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 AUG 13 AM 10: 11

LINDA SLATER



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 200951
 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
 Other Timeshare

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

3. Total Value/Sales Price of Property \$ ~~101-00~~ 101-00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ ~~304.00~~
 Real Property Transfer Tax Due \$ ~~91.20~~ 1-95

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: No money exchanged by Grandmother to Granddaughter.

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 Bobbie Edison Capacity One Bed room
 Signature Quonna Edison Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bobbie Edison
 Address: 154 Oriole Ct
 City: HERCULES, CA
 State: CA Zip: 94547

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: BREONNA EDISON
 Address: 3815 HARRISON ST #204
 City: OKLAHOMA, CA
 State: CA Zip: 94611

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____