

TAX PARCEL #

42-010-40

FILED FOR RECORD AT REQUEST OF

Jamelle Johnston

WHEN RECORDED RETURN TO

Chris G Johnston

7 Alta Dr Watsonville, CA 95076

DOUGLAS COUNTY, NV

RPTT \$19 50 Rec \$35 00

Total \$54 50

FREEDOM HEATING INC

2019-926472

03/08/2019 11 33 AM

Pgs=8



00087779201909264720080085

KAREN ELLISON, RECORDER

THIS SPACE PR

Quitclaim Deed

For and in consideration of \$5,000 00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bruce Johnston, married, of 1939 Freedom Blvd Freedom, CA 95019, (the "Grantor"), conveys, as well as quitclaim, unto Chris G Johnston, of 7 Alta Dr Watsonville, CA 95076 and Blanca Johnston, of 7 Alta Dr Watsonville, CA 95076, a married couple, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas County, Nevada, together with all after acquired title of the Grantor in the Premises

The Ridge Tahoe

Instrument No 0426622 in Book 1197 at Page 3588 in the office of the Recorder of Douglas County, Nevada

Being all or part of the same property described in the County Register's Deed Book 1197, Page 3588

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple

DATED February 27, 2019

Spousal Acknowledgement

I, Jamelle Johnston of 1939 Freedom Blvd Freedom, CA 95019, spouse of Bruce Johnston, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property

Spouse's Signature *Jamelle Johnston*

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 Santa Cruz

On this 27th day of February, 2019, before me, Gabriel Saul Coren ^{NOTARY PUBLIC} personally appeared Jamelle Johnston, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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

Gabriel Saul Coren

Notary Public

Gabriel Saul Coren

(print name)



COPY

Signed in the presence of

Ben Denny

Signature

Bruce Johnston

Bruce Johnston

Ben Denny

Name

COPY

Grantor Acknowledgement

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 Santa Cruz

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WITNESS my hand and official seal

Gabriel Saul Coren

Notary Public

Gabriel Saul Coren

(print name)



Send Subsequent Tax Bills to Chris G Johnston, 7 Alta Dr Watsonville, CA 95076	Drafted By Janelle Johnston
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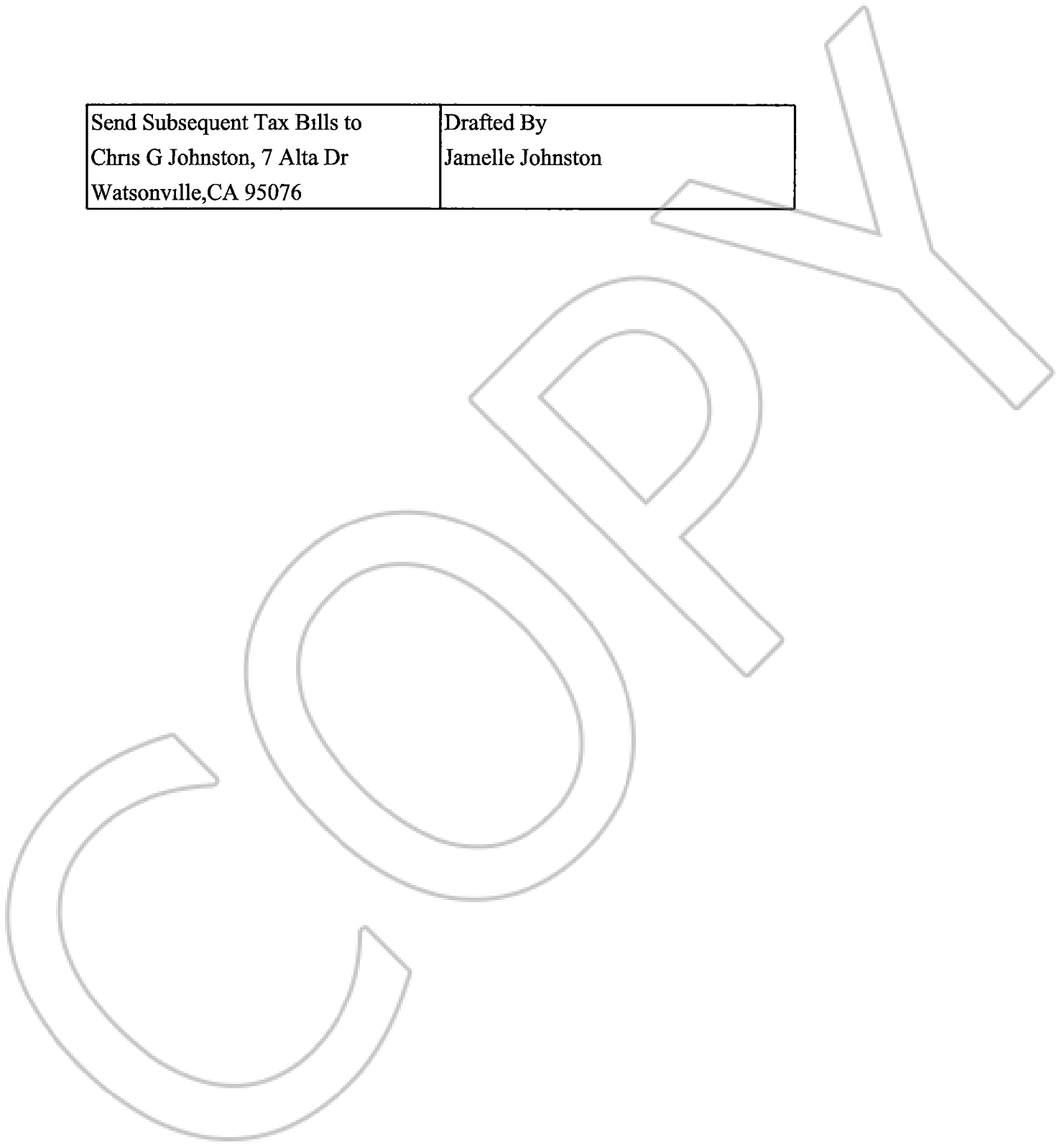


EXHIBIT "A" (42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 298 as shown and defined on said map; together 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92' feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;
thence S. 14°00'00" W., along said Northerly line, 14.19 feet;
thence N. 52°20'29" W., 30.59 feet;
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

REQUESTED BY
Stewart Title of Douglas County
IN OFFICE RECORDS OF
DOUGLAS COUNTY, NEVADA

'97 NOV 19 A9:51

0426621

BK 1197PG3587

LINDA SLAPER
RECORDED
\$ 8.00 PAID BY DEPUTY

STATE OF NEVADA
DECLARATION OF VALUE

1 Assessor Parcel Number(s)
a) 42-010-40
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 Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES _____	

3 Total Value/Sales Price of Property \$5,000 00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value \$5,000 00
Real Property Transfer Tax Due \$19.50

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 Bruce G Johnston Capacity _____ Seller

Signature _____ Capacity _____ Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name Bruce Johnston
Address 1939 Freedom Blvd
City Freedom
State CA Zip 95019

Print Name Chris Johnston
Address 1939 Freedom Blvd
City Freedom
State CA Zip 95019

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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