

Recording requested by (name):

When recorded mail to
and mail tax statements to:

CLAUDIA BAKER
7085 KINGSMILL WAY
CITRUS HEIGHTS CA 95610



KAREN ELLISON, RECORDER

Recorder's Use Only

QUITCLAIM DEED

Assessor's Parcel No. (APN):
1319-30-644-045

Documentary Transfer Tax: \$ _____
If exempt, enter R&T code: _____
Explanation: _____

Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

- Transfer is exempt from fee per GC § 27388.1(a)(2):
 - recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax
 - recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- Transfer is exempt from fee per GC 27388.1(a)(1):
 - Fee cap of \$225.00 reached Not related to real property

For a valuable consideration, receipt of which is hereby acknowledged,

~~ROSE W GAGE~~ ROSE M GAGE

(Disclaiming Party(ies)) hereby quitclaim(s) to

CLAUDIA BAKER

(Property Owner(s)) the following real property in the City of TAHOE

County of DOUGLAS, ~~California~~ (insert legal description):
NEVADA CB

Date: 4-05-19

Rose M Gage
(Signature of declarant)

Rose M Gage
(Print name)

Date: 4-05-19

Claudia C Baker
(Signature of declarant)

CLAUDIA C BAKER
(Print name)

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 Sacramento)

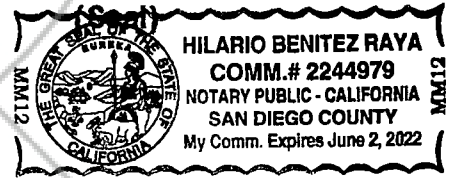
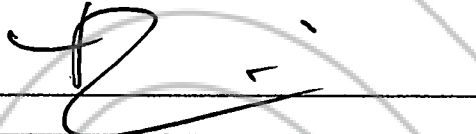
On 04/05/2019 before me, Hilario Benitez RAYA, Notary Public
(insert name and title of the officer)

personally appeared Claudia Cosby Baker and Rose Mary Gagne
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 _____



A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988, as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 078 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East,
- and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a Unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use weeks within the Prime SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit

... easement for ingress, egress and public utility purposes,
32' wide, the centerline of which is shown and described on the
Seventh Amended Map of Tahoe Village No. 3, recorded April 9,
1986, as Document No. 133178 of Official Records, Douglas
County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in
the Declaration of Annexation of The Ridge Tahoe Phase Five
recorded on August 18, 1988, as Document No. 184461 of Official Records of
Douglas County, in which an interest is hereby conveyed in subparagraph
(B) of Parcel One, and the non-exclusive right to use the real property
referred to in subparagraph (A) of Parcel One and Parcels Two, Three and
Four above for all of the Purposes provided for in the Fourth Amended and
Restated Declaration of Covenants, Conditions and Restrictions of the
Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official
Records of Douglas County, during ONE use weeks within the
Summer SEASON, as said quoted term is defined in the Declaration
of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit
of the same Unit Type on Lot 37 during said use week within said "use
season".

Portion of Parcel No. 42-284-12

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'89 APR 18 P2:42

SUZANNE MCGREAU
RECORDER

200402

\$6⁰⁰ PAID K12 DEPUTY

BOOK 489 PAGE 2112

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 2319-30 & 44-045
 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: \$ 500⁰⁰
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 500⁰⁰
 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: 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.

X Signature Claudia Baker Capacity Buyer

X Signature _____ Capacity _____

X SELLER (GRANTOR) INFORMATION
(REQUIRED)

X BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ROSE GAGE
 Address: 408 6th ST
 City: ROSEVILLE
 State: CA Zip: 95678

Print Name: CLAUDIA BAKER
 Address: 7085 Kingsmill Way
 City: Citrus Heights
 State: CA Zip: 95610

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

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