

After Recording Return To:
Karey A. Schoenfeld
Duffy Kekel LLP
1610 C Street, Suite 207
Vancouver, WA 98663

GRANTOR'S NAME AND ADDRESS:
Cindy Dawson-Austin, an unmarried woman
2811 E. Evergreen Blvd.
Vancouver, WA 98661

GRANTEE'S NAME AND ADDRESS:
Traci Lyn Kezar
18008 NE 26th St.
Vancouver, WA 98684

Until a change is requested, all tax statements are to be sent to the following name and address:
Traci Lyn Kezar
18008 NE 26th St.
Vancouver, WA 98684

SPACE RESERVED FOR RECORDER'S USE	
DOUGLAS COUNTY, NV	2019-932422
RPTT:\$1.95 Rec:\$35.00	
\$36.95 Pgs=3	07/22/2019 02:36 PM
DUFFY KEKEL LLP	
KAREN ELLISON, RECORDER	

A.P.N.: 62-254-34

QUITCLAIM DEED

Cindy Dawson-Austin, an unmarried woman ("Grantor"), conveys, quitclaim, and releases to Traci Lyn Kezar, as her separate property ("Grantee"), all of her right, title and interest in and to the time share interest in the real property, described as Tahoe Village Unit No. 3-13th, situated in the County of Douglas, State of Nevada, free of encumbrances except as specified below, which property is more particularly described as follows on Exhibit "A."

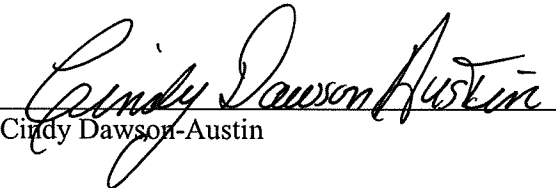
TOGETHER, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

The true consideration for this conveyance is \$0.

Dated: 7-18-19


Cindy Dawson-Austin

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me Cindy Dawson-Austin, an unmarried woman who is known to, or has proven to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of July, 2019.

Karey A Schoenfeld

Notary Public for the State of Washington
Residing at: Vancouver, Washington
My Commission Expires: 1/20/2023

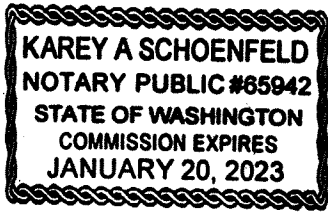


EXHIBIT "A"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An un-divided 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, recorded 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. 34 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.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 62-254-34
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: \$500.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$1.95
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 5
b. Explain Reason for Exemption: Grantee is Grantor's niece.

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 Cindy Dawson Austin Capacity Individual
Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Cindy Dawson- Austin, an unmarried woman
Address: 281 E. Evergreen Blvd.
City: Vancouver
State: WA Zip: 98661

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Tracy Lyn Kezar, as her separate property
Address: 18008 NE 26th St.
City: Vancouver
State: WA Zip: 98684

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Karey A. Schoenfeld Escrow # _____
Address: 1610 C. Street Suite 207
City: Vancouver State: WA Zip: 98663

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)