

TAX PARCEL #:
1319-30-712-001
FILED FOR RECORD AT REQUEST OF:
JO ANNE WARNER
WHEN RECORDED RETURN TO:
Richard M. Ruiz III
3724 Launenburg Avenue, Modesto, CA 95357



THIS SPACE PROVIDED FOR RECORDER'S USE

Quitclaim Deed

For and in consideration of \$1.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JO ANNE WARNER as trustee of JO ANNE WARNER, TRUSTEE OF THE JO ANNE WARNER LIVING TRUST DATED AUGUST 2, 2005, dated August 2, 2005, (the "Grantor"), conveys, as well as quitclaim, unto Richard M. Ruiz III, of 3724 Launenburg Avenue, Modesto, CA 95357 and Allison C. Ruiz, of 3724 Launenburg Avenue, Modesto, CA 95357, 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:

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as shown and defined on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in EVEN numbered years in accordance with said Declaration.

A portion of APN: 1319-30-712-001.

Being all or part of the same property described in the County Register's Deed Book 996, Page 2133.

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: September 3, 2019

Signed in the presence of:

JO ANNE WARNER, TRUSTEE OF THE JO ANNE WARNER LIVING TRUST DATED AUGUST 2, 2005

LeRoy Warner
Signature

Trustee:
Jo Anne Warner
JO ANNE WARNER

LeRoy Warner
Name

Grantor Acknowledgement

STATE OF NEVADA

COUNTY OF Douglas

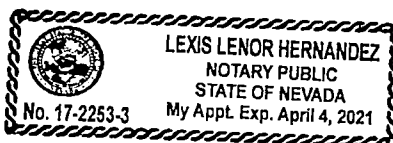
On this day personally appeared before me JO ANNE WARNER on behalf of and with the authority of JO ANNE WARNER, TRUSTEE OF THE JO ANNE WARNER LIVING TRUST DATED AUGUST 2, 2005, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of September, 2019.

L. Hernandez
Notary Public in and for the State of Nevada

County of Douglas

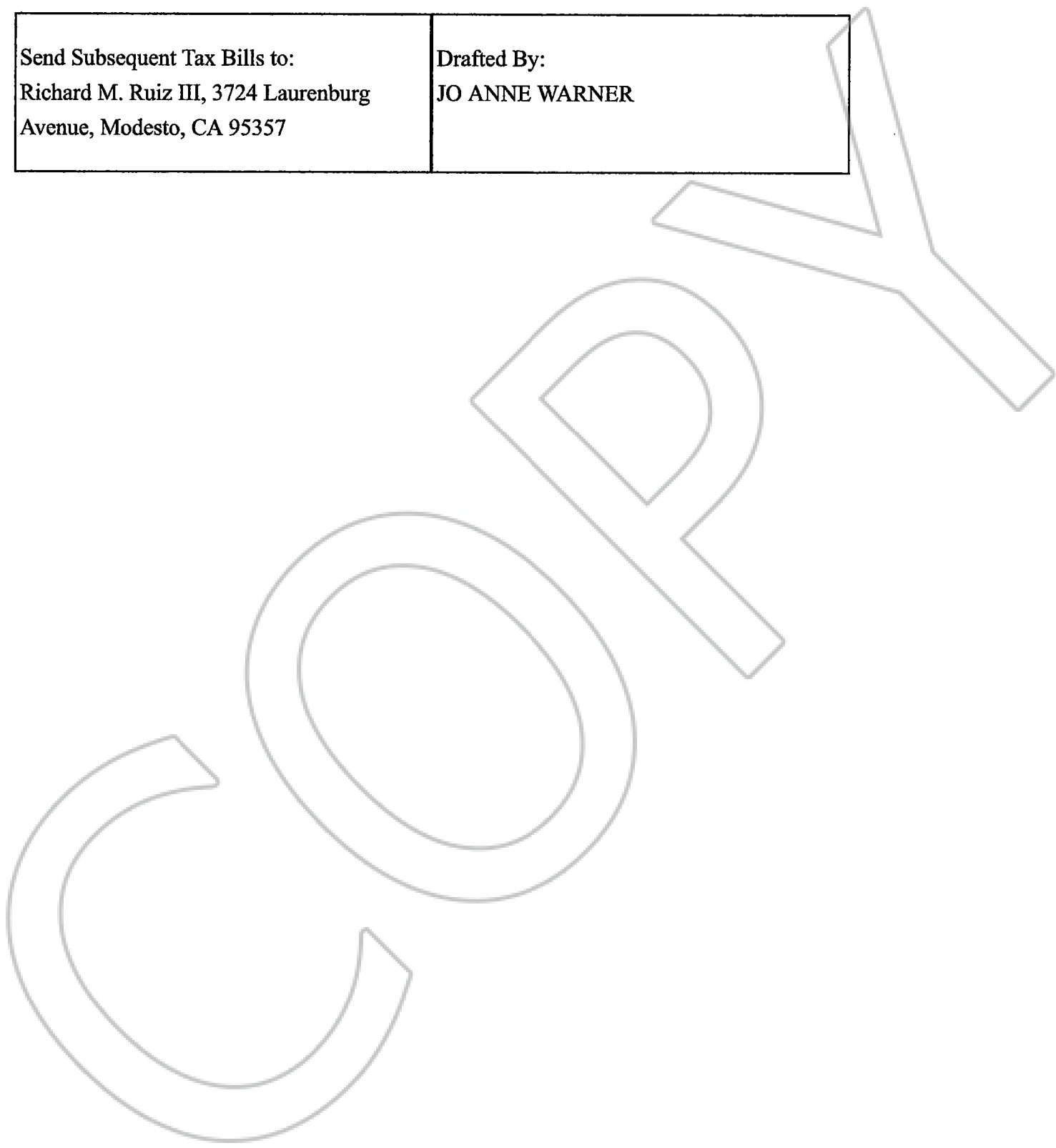
Residing at Carson



My Commission Expires 04/04/2021

Send Subsequent Tax Bills to:
Richard M. Ruiz III, 3724 Laurenburg
Avenue, Modesto, CA 95357

Drafted By:
JO ANNE WARNER



STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)
 (a) 1319-30-712-001
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input checked="" type="checkbox"/> Other <u>Timeshare</u>	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 101.00

Transfer Tax Value: \$ 101.00

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 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 John Warner Capacity Trustee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Jo Anne Warner

Address: P.O. Box 4788

City: Modesto

State: CA Zip: 95352

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Richard M. Ruiz III

Address: 3724 Laurenburg Ave.

City: Modesto

State: CA Zip: 95357

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____