

APN# Portion of 1319-15-000-015



KAREN ELLISON, RECORDER

E07

Recording Requested by/Mail to:

Name: Marc Herbert, Esq.

Address: 190 Sierra Court Ste. B-3

City/State/Zip: Palmdale, CA 93550

Mail Tax Statements to:

Name: Lydia Moreno Ramirez, Trustee

Address: 1046 Harding Street

City/State/Zip: Salinas 93906

Quitclaim Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

RECORDING REQUESTED BY:

LYDIA MORENO RAMIREZ, TRUSTEE
1046 HARDING STREET
SALINAS, CA 93906

INSTRUMENT PREPARED BY:

MARC HERBERT, ESQ.
190 SIERRA COURT STE. B-3
PALMDALE, CA 93550

(Above reserved for official use only)

RETURN DEED TO:

MARC HERBERT, ESQ.
190 SIERRA COURT STE. B-3
PALMDALE, CA 93550

SENT TAX STATEMENTS TO:

LYDIA MORENO RAMIREZ, TRUSTEE
1046 HARDING STREET
SALINAS, CA 93906

A Portion of
Tax Parcel/APN # 1319-15-000-015

QUIT CLAIM DEED FOR NEVADA

STATE OF NEVADA

COUNTY OF Douglas

DATE: Oct 1, 2019

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor(s) (hereinafter "**Grantor(s)**") hereby quitclaims to the below-named grantee(s) (hereinafter "**Grantee(s)**") and Grantees' heirs and assigns forever, all of Grantors' right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at _____,

County of Douglas, State of Nevada, _____ (the "Property").

Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

Grantor(s): Lydia M. Ramirez

Marital Status: Widowed

Address: 1046 Harding Street, Salinas, CA 93906

Grantee(s): Lydia Moreno Ramirez, Trustee of the Lydia Moreno Ramirez Living Trust

Marital Status: Widowed

Address: 1046 Harding Street, Salinas, CA 93906

Vesting Information / Property Interest: Grantee(s) receives the property from Grantor(s) in fee simple as the sole owners.

Signatures

Grantor(s) signed, sealed, and delivered this Quit Claim Deed to Grantee(s) on October 1st, 2019.

Grantor: Lydia M Ramirez

Signed: *Lydia M. Ramirez*

Grantor: _____

Signed: _____

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.

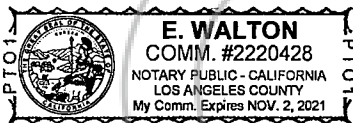
State of California }
County of Los Angeles }

On October 1st, 2019, before me, E. Walton, Notary Public,
personally appeared

Lydia M Ramirez

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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE *E. Walton*

PLACE NOTARY SEAL ABOVE

Inventory No.: 17-046-06-01

EXHIBIT "A"
(WALLEY'S)

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 1/1989th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 of the Final Subdivision Map LDA #98-05 for DAVID WALLEY'S RESORT, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at page 3464, as Document No. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998, Page 3250 as Document No. 449574, Official Records, Douglas County, Nevada.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998 as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT each year in accordance with said Declaration.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. A Portion of 1319-15-000-015
 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 Time Share

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>11/15/17</u>	
Notes: <u>Verified Trust</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: TRANSFER TO TRUST, WITHOUT CONSIDERATION

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 Lydia M Ramirez Capacity: Trustee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lydia M Ramirez
 Address: 1046 Harding Street
 City: Salinas
 State: CA Zip: 93906

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Lydia Moreno Ramirez, Trustee
 Address: 1046 Harding Street
 City: Salinas
 State: CA Zip: 93906

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Marc Herbert, Esq. Escrow # N/A
 Address: 190 Sierra Court, Ste B-3
 City: Palmdale State: CA Zip: 93550