

Assessor's Parcel Number:

42-010-40 old parcel #

New parcel number 1319-30-645-003

Prepared By:

Krista Hefner

DOUGLAS COUNTY, NV

Rec:\$40.00

Total:\$40.00

KRISTA HEFNER

2020-941226

01/22/2020 03:26 PM

Pgs=6

After Recording Return To:

Krista Nicole Hefner

6010 Sirl Way

Orangevale, California 95662



00105438202009412260060062

KAREN ELLISON, RECORDER

E05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 04, 2019 THE GRANTOR(S),

- Charlotte Mahood, a married person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Krista Nicole Hefner, a single person, residing at 6010 Sirl Way, Orangevale, Sacramento County, California 95662

the following described real estate, situated in Stateline, in the County of Douglas, State of Nevada

Legal Description: See attached *Exhibit A*

Description is as it appears in Document No. 333985, Official Records, Douglas County, Nevada.

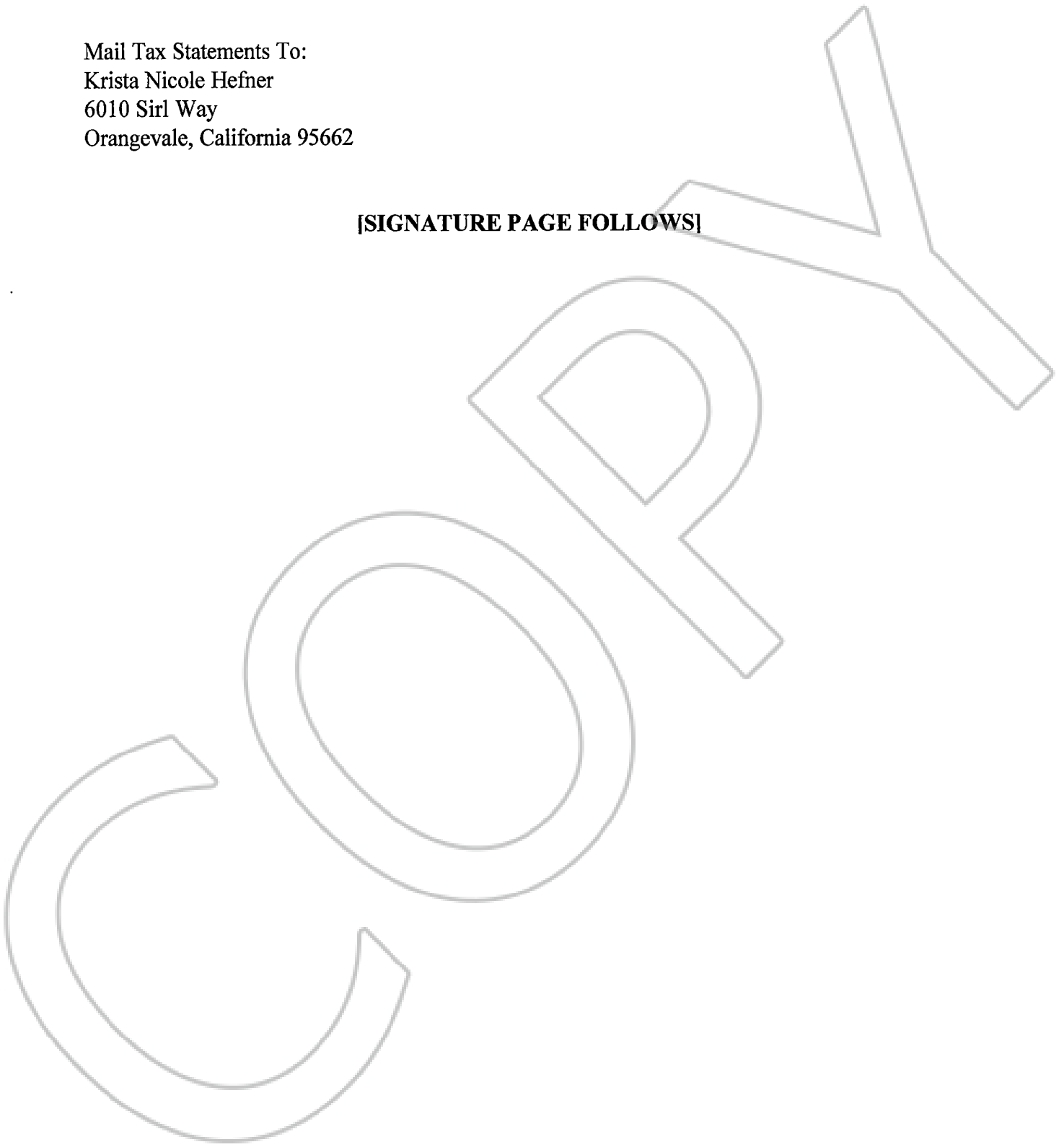
Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any

part thereof.

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Mail Tax Statements To:
Krista Nicole Hefner
6010 Sirl Way
Orangevale, California 95662

[SIGNATURE PAGE FOLLOWS]



Grantor Signatures:

DATED: 12/24/19

Charlotte Mahood

Charlotte Mahood
1288 Skunk Ranch Road
Murphys, California, 95247

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 CALAVERAS

On 12/24/19 before me, Vanessa Flores ^{Notary Public}, personally appeared Charlotte Mahood, 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,

Vanessa Flores (Notary Seal)

Signature of Notary Public

VANESSA FLORES

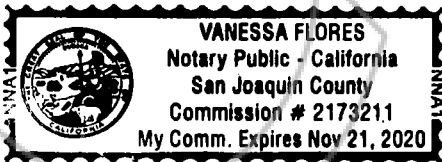


EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

COPY

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. 261 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 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 to 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. $43^{\circ}19'06''$ 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. $52^{\circ}20'29''$ E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;
thence S. $14^{\circ}00'00''$ W., along said Northerly line, 14.19 feet;
thence N. $52^{\circ}20'29''$ W., 30.59 feet;
thence N. $37^{\circ}33'12''$ E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

New Parcel # 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 42-010-40 (old parcel #) New
- b) New parcel # 1319-30-645-003
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0

Transfer Tax Value: \$ 0

Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer from mother to daughter

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.

Signature Charlotte Mahood Capacity Themselves

Signature Krista Nicole Hefner Capacity themselves

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

Print Name: Charlotte Mahood
Address: 1288 Skunk Ranch Rd
City: Murphy
State: CA Zip: 95247

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

Print Name: Krista Nicole Hefner
Address: 1010 Siri Way
City: Orangevale
State: CA Zip: 95662

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

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