

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
TO:**

John G. Yphantides  
A Professional Law Corporation  
539 West Grand Avenue  
Escondido, California 92025

  
00119855202009539130030035  
KAREN ELLISON, RECORDER E05

**MAIL TAX STATEMENTS TO:**

Diana C. Nguyen  
18828 Bravata Court  
San Diego, California 92128

APN: 42-010-40

# QUITCLAIM DEED

For no consideration, which is hereby acknowledged, James D. Lepman and Hyun Ju Lepman, husband and wife as joint tenants with right of survivorship, hereby transfer and convey to Diana C. Nguyen, all that real property located in the County of Douglas, State of Nevada, and is more fully described as follows:

*SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.*

9/24/2020  
Date

*James D Lepman*  
James D Lepman  
*Hyun Ju Lepman By James D Lepman*  
*Under DPA dated 12-22-2011*

9/24/2020  
Date

Hyun Ju Lepman, by James D. Lepman under Durable Power of Attorney dated December 22, 2011

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 the document.

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )

On September 24, 2020, before me, Katlyn Brenneise, Notary Public, personally appeared James D. Lepman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

*Katlyn Brenneise*  
Signature of Notary



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. 268 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 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°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°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°00'00" W., along said Northerly line, 14.19 feet;  
thence N. 52°20'29" W., 30.59 feet;  
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 42-010-40  
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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ unknown  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 5  
b. Explain Reason for Exemption: Transfer to child of owners

5. Partial Interest: Percentage being transferred: 100.0 %

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 James D. Lepman Capacity \_\_\_\_\_ Grantor

Signature Diana C. Nguyen Capacity \_\_\_\_\_ Grantee

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

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

Print Name: James D. Lepman  
Address: 3314 Avenida Magoria  
City: Escondido  
State: California Zip: 92029

Print Name: Diana C. Nguyen  
Address: 18828 Bravata Court  
City: San Diego  
State: California Zip: 92128

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: John G. Yphantides, APLC Escrow # \_\_\_\_\_  
Address: 539 West Grand Avenue  
City: Escondido State: California Zip: 92025

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