

RECORDING REQUESTED BY

John Welty and Sharon Brown-Welty

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

Name James E. Shekoyan, Esq.
Baker Manock & Jensen, PC

Street Fig Garden Financial Center
Address 5260 North Palm Avenue
Fourth Floor
City & State Fresno, California 93704-2209
Zip

MAIL TAX STATEMENTS TO:

John D. Welty and Sharon Brown-Welty, Trustees of the John and Sharon Welty
Revocable Trust dated May 11, 2009
81060 Legends Way
La Quinta, CA 92253



KAREN ELLISON, RECORDER E07

APN 1319-30-724-017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED


No consideration given – Transfer of title to a trust under NRS 375.090.


For no consideration, JOHN WELTY and SHARON BROWN-WELTY, husband and wife, do hereby remise, release and forever quitclaim to JOHN D. WELTY and SHARON BROWN-WELTY, as Trustees of the JOHN AND SHARON WELTY REVOCABLE TRUST established May 1, 2009, all of their right, title and interest in and to the following described real property described in Exhibit A and consisting of a timeshare known as Lot 34 of the Tahoe Village Unit Number 3 as shown on the Eighth Amendment Map recorded as document Number 156903 of the Official Records of Douglas County, State of Nevada.

The property is also identified as Assessor Parcel Number 1319-30-724-017.

NOTE #1: Quitclaimor JOHN WELTY is the same person as Trustee JOHN D. WELTY. Quitclaimor SHARON BROWN-WELTY is the same person as Trustee SHARON BROWN-WELTY. This conveyance transfers the Quitclaimors' interest into their revocable living trust which is not pursuant to a sale and is exempt from real property transfer tax pursuant to NRS 375.090 #7.

Dated: 9/6/2020, 2020



JOHN WELTY, Quitclaimor


SHARON BROWN-WELTY, Quitclaimor

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 Riverside)

On September 2nd 2020, before me, J Valenzuela Lopez, a Notary Public, personally appeared JOHN WELTY and SHARON BROWN-WELTY, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Signature

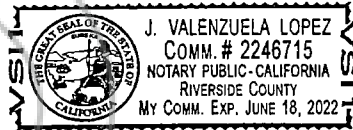
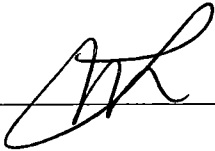


EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 008 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "Prime season," as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season."

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-724-017
 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 _____

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

3. Total Value/Sales Price of Property: \$ _____
 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 # 7
 b. Explain Reason for Exemption: This is a transfer to a revocable trust without consideration and a copy of the certification of trust is being provided to the Recorder's Office.

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 [Handwritten Signature] Capacity Grantor / Trustee

Signature [Handwritten Signature] Capacity Grantor / Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John Welty and Sharon Brown-Welty,
 Address: 81060 Legends Way
 City: La Quinta
 State: CA Zip: 92253

Print Name: John D. Welty and Sharon Brown-Welty, as
 Address: 81060 Legends Way
 City: La Quinta
 State: CA Zip: 92253

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Baker, Manojk Jensen c/o Jessica S. Johnson Escrow # N/A (see #4 above)
 Address: 5260 N. Palm Ave, Ste. 421
 City: Fresno State: CA Zip: 93704

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