

**APN: Portion of 1318-15-822-001
and portion of 1318-15-823-001**



KAREN ELLISON, RECORDER

E07

After Recording, Mail to:

Gerald Ogata
7444 N. Cedar Ave., #109
Fresno, CA 93720

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

TRUST TRANSFER DEED

GERALD OGATA, a widower, hereby grants to Gerald Ogata, Trustee of the Gerald Ogata and Suzy Kazuko Ogata Revocable Trust dated November 12, 2002, one-half interest, as tenant-in-common, in the following described real property in the County of Douglas, State of Nevada:

A **154,000/183,032,500** undivided fee simple interest as tenants in common in **Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 in South Shore Condominium** ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Final Map #01-026 and Condominium Plat of South Shore filed of record in Book 1202, Page 2181 as Document Number 559872 in Douglas County, Nevada and subject to all provisions thereof and those contained in that certain Declaration of Condominium-South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 2002 in Book 1202, Page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan").

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

The property is a/an Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 154,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Each Resort Year(s).

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;

2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments thereto;
3. Real estate taxes that are currently due and payable and are a lien against the Property.
4. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Per NRS 111.312, this legal description was previously recorded at Document No. 0753393, Book 1109, Page 1271, on November 5, 2009.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.



GERALD OGATA

9-24-21

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

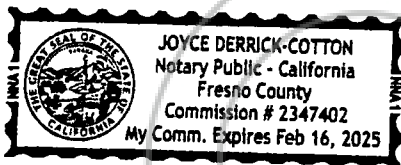
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of FRESNO }
On September 24, 2021 before me, Joyce Derriek-Cotton
Date Here Insert Name and Title of the Officer
personally appeared Gerald Ogata
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Joyce Derriek-Cotton
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: TRUST TRANSFER DEED
Document Date: September 24, 2021 Number of Pages: 4
Signer(s) Other Than Named Above: NO OTHER SIGNERS

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gerald Ogata Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General Corporate Officer – Title(s): _____
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s)**
 a) Portion of 1318-15-822-001
and portion of 1318-15-823-001
 b) _____
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 condo

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	<u>10/12/21</u> <u>1 AB</u>
Notes:	<u>~ okay by Karen to</u> <u>change H 7 exemption.</u> <u>Trust OK</u>

3. **Total Value/Sales Price of Property:** \$ -0-
 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: 4 7
 b. Explain Reason for Exemption: This is a transfer without consideration from a deceased tenant in common to the grantor's trust and a certificate of trust is presented herewith

5. **Partial Interest:** Percentage being transferred: 50 %
 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: G. Ogata Capacity: Grantor
 Signature: G. Ogata TRUSTEE Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)
 Print Name: Gerald Ogata
 Address: 7444 N. Cedar Ave., #109
 City/State/Zip: Fresno, CA 93720

BUYER (GRANTEE) INFORMATION (Required)
 Print Name: Gerald Ogata, Trustee
 Address: 7444 N. Cedar Ave., #109
 City/State/Zip: Fresno, CA 93720

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Law Office of Karen L. Winters Esc.# _____
 Address: P.O. Box 1987
 City: Minden State: NV Zip: 89423