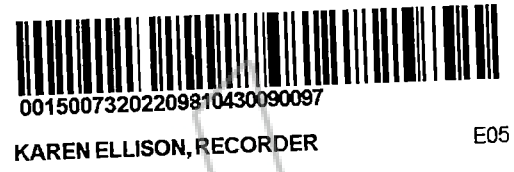


APN# 0421392

Recording Requested by/Mail to:  
Name: MARTHA BUSTOS-PEREZ  
Address: 2415 ROBINSON CIRCLE  
City/State/Zip: LIVERMORE, CA 94550



Mail Tax Statements to:  
Name: MARTHA BUSTOS-PEREZ  
Address: 2415 ROBINSON CIRCLE  
City/State/Zip: LIVERMORE, CA 94550

Cell # 650-862-1095 email: marthabustos@sbcglobal.net

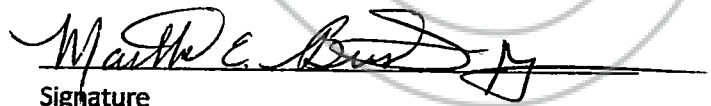
### NEVADA QUIT CLAIM DEED

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

MARTHA E. BUSTOS-PEREZ

Printed Name

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

**Prepared By**

Name: MARTHA E. BUSTOS-PEERZ  
Address: 2415 ROBINSON CIRCLE  
LIVERMORE  
State: CALIFORNIA Zip Code: 94550

**After Recording Return To**

Name: MARTHA E. BUSTOS-PEREZ  
Address: 2415 ROBINSON CIRCLE  
LIVERMORE  
State: CALIFORNIA Zip Code: 94550

Space Above This Line for Recorder's Use

**NEVADA QUIT CLAIM DEED**

STATE OF NEVADA

COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of NONE (\$0) in hand paid to MARTHA E. BUSTOS-PEREZ, a MARRIED WOMEN, residing at 2415 ROBINSON CIRCLE, County of ALAMEDA, City of LIVERMORE, State of CALIFORNIA (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to DOMINIC J. PEREZ, a MY SON, residing at 285 NIGHTINGALE DRIVE, County of SANTA CLARA, City of GILROY, State of CALIFORNIA 95020 (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of DOUGLAS, Nevada to-wit:

PLEASE SEE EXHIBIT "A" ATTACHED

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



*Martha E. Bustos-Perez*

Grantor's Signature

MARTHA E. BUSTOS-PEREZ

Grantor's Name

2415 ROBINSON CIRCLE

Address

LIVERMORE, CA 94550

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

(B) CALIFORNIA  
STATE OF ~~NEVADA~~  
(R) ALAMEDA  
COUNTY OF ~~DOUGLAS~~ )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTHA E. BUSTOS PEREZ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, ~~they~~ she executed the same voluntarily on the day the same bears date.

Given under my hand this 9<sup>th</sup> day of FEBRUARY, 2022

*Vimal P. Solanki* <sup>NOTARY PUBLIC</sup>  
Notary Public *Vimal P. Solanki*

My Commission Expires: 08/08/2023

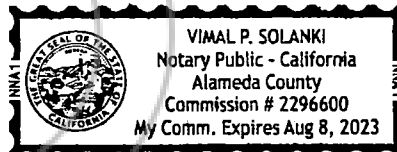


Exhibit "A"

ESCROW NO. 42-297-49-01

RECORDING REQUESTED BY:  
STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:  
Martha Elba Bustos  
1170 Chesterton Avenue  
Redwood City, CA 94061

FULL RECONVEYANCE

STEWART TITLE OF DOUGLAS COUNTY, a Nevada Corporation, as Trustee under Deed of Trust dated August 31, 1997 executed by MARTHA ELBA BUSTOS, an unmarried woman, Trustor(s) and recorded on September 11, 1997 as Instrument No. 0421392 in Book 0997 at Page 2074, in the office of the Recorder of Douglas County, Nevada describing land in said County having received from the holder of the obligation thereunder a written request to reconvey, reciting all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the note or notes secured thereby having been surrendered to said Trustee for cancellation, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder.

In Witness Whereof, STEWART TITLE OF DOUGLAS COUNTY as Trustee, has caused its corporate name and seal to be affixed by its ASSISTANT SECRETARY, thereunto duly authorized.

DATE: October 14, 2002

STEWART TITLE OF DOUGLAS  
COUNTY, Trustee

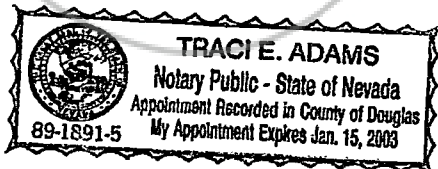
SEAL

BY: W. Shepley Curtis  
W. SHEPLEY CURTIS  
ASSISTANT SECRETARY

STATE OF NEVADA }  
                          } SS.  
COUNTY OF DOUGLAS }

This instrument was acknowledged before me on October 14, 2002, by, W. SHEPLEY CURTIS, as ASSISTANT SECRETARY OF STEWART TITLE OF DOUGLAS COUNTY.

Signature Tracie E. Adams  
Notary Public



REQUESTED BY  
Stewart Title of Douglas County  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2002 OCT 15 AM 10:43

LINDA SLATER  
RECORDER

\$14.00 PAID K2 DEPUTY

0554809

BK1002PG05505

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. 297 as shown and defined on said map; together 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 of 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°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

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 SEP 11 10:35

0421392  
BK0997PG2076

LINDA SLATER  
RECORDER  
\$ 9.00 PAID DEPUTY

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS IS A DEED OF TRUST, made this August 31, 1997 by and between Martha Elba Bustos, an unmarried woman

Trustor, to STEWART TITLE of Douglas County, A Nevada Corporation, Trustee for HARICH TAHOE DEVELOPMENTS, a Nevada General Partnership Beneficiary,

WITNESSETH:

That the trustor does hereby grant, bargain, sell and convey unto the Trustee with power of sale all that certain property situated in Douglas County, Nevada as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference) AND ALSO all the estate, interest, and other claim, in law and in equity, which the Trustor now has or may hereafter acquire in and to said property TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging to or appertaining, and any reversion, reversions or remainders and all rents, issues and profits of said real property, subject to the rights and authority conferred upon Beneficiary hereinafter set forth to collect and apply such rents, issues and profits. FOR THE PURPOSE OF SECURING:

FIRST: Payment of an indebtedness in the sum of \$ 17,955.00, evidenced by a Promissory Note of even date herewith, with interest thereon, according to the terms of said Promissory Note, which Promissory Note is by reference made a part hereof, is executed by the Trustor, delivered to Beneficiary, and payable to the order of Beneficiary and any and all modifications, extensions and renewals thereof.

SECOND: Payment of all THE RIDGE TAHOE PROPERTY OWNERS ASSOCIATION assessments, dues and membership fees as they become due. THIRD: Payment of such additional sums with interest thereon as may be hereafter loaned by Beneficiary to Trustor as additional advances under this Deed of Trust by the Promissory Note or Notes of Trustor, and payments of any monies advanced or paid out by Beneficiary or by the Trustor to or for Trustor pursuant to the provisions of this Deed of Trust, and payment of all indebtedness of the Trustor to the Beneficiary or to the Trustee to or for Trustor pursuant to the provisions of this Deed of Trust, and payment of all indebtedness of the Trustor to the Beneficiary or to the Trustee which may exist or be contracted for during the life of this instrument, with interest, and also as security for the payment and performance of every obligation, covenant, promise or agreement contained herein or contained in any Promissory Note or Notes secured hereby, or any agreement executed simultaneously with this Deed of Trust.

FOURTH: The expenses and costs incurred or paid by Beneficiary or Trustee in preservation or enforcement of the rights and remedies of Beneficiary and the duties and liabilities of Trustor hereunder, including, but not limited to, attorneys' fees, court costs, witnesses' fees, expert witnesses' fees, collection costs and expenses paid by Beneficiary or Trustee in performing for Trustor's account any obligations of Trustor or to collect the rents or prevent waste.

AND THIS INDENTURE FURTHER WITNESSETH:

- 1. Trustor promises and agrees: to pay when due all assessments, dues and membership fees assessed by or owing to THE RIDGE TAHOE PROPERTY OWNERS ASSOCIATION upon the above-described premises and shall not permit said claims to become a lien upon the premises; to comply with all laws affecting said premises and not commit or permit any acts upon the premises in violation of any law, covenant, condition or restriction affecting said premises. 2. Annually, Trustor agrees to cause to be delivered to Beneficiary or to collection agent of Beneficiary a certified copy of the original policy or policies of insurance purchased by THE RIDGE TAHOE PROPERTY OWNERS ASSOCIATION with copies of paid receipts. 3. Trustor promises and agrees that if default be made in the payment when due of any installment of principal or interest, or obligation in accordance with the terms of any Promissory Note secured hereby, or in the performance of any of the covenants, promises or agreements contained herein; or if the Trustor becomes insolvent or makes a general assignment for the benefit of creditors; or if a petition in bankruptcy is filed by or against the Trustor, or if a proceeding be voluntarily or involuntarily instituted for reorganization or other debtor relief provided for by the bankruptcy act; OR IF THE TRUSTOR SHALL SELL, TRANSFER, HYPOTHECATE, EXCHANGE OR OTHERWISE BE DIVESTED OF TITLE TO THE ABOVE DESCRIBED PREMISES IN ANY MANNER OR WAY, WHETHER VOLUNTARILY OR INVOLUNTARILY, WHETHER BY THE OPERATION OF LAW OR OTHERWISE; EXCEPT BY DESCENT OR DEVISE; then upon the happening of any such event, the Beneficiary, at its option, may declare all Promissory Notes, sums and obligations secured hereby immediately due and payable without demand or notice, irrespective of the maturity dates expressed therein, and Beneficiary or Trustee may record a notice of such breach or default and elect to cause said property to be sold to satisfy the indebtedness and obligations secured hereby. 4. The following covenants, Nos. 1, 3, 4(interest 18%), 5, 6, 7(reasonable attorneys' fees), 8 and 9 of NRS 107.030, when not inconsistent with covenants and provisions contained herein, are hereby adopted and made a part of this Deed of Trust. 5. The rights and remedies hereby granted shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder or permitted by law shall be concurrent and cumulative. 6. The benefits of the covenants, terms, conditions and agreements herein contained shall accrue to, and the obligations thereof shall bind the heirs, representatives, successors and assigns of the parties hereto and the Beneficiary hereof. 7. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all other genders, and the term "Beneficiary" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise. 8. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority during the continuance of these trusts to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any obligation hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default Beneficiary may at any time without notice, either in person, or by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any such security of the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such other as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default hereunder or invalidate any act done pursuant to such notice. 9. The trusts created hereby are irrevocable by the Trustor. 10. Beneficiary hereby agrees that in the event of default under the terms of this deed of trust and upon the return to Beneficiary the Exhibit "A" real property that the liability of Trustor shall be limited to all monies paid to date of the return of Exhibit "A" real property and that no deficiency judgment shall lie against the Trustor. 11. This Deed of Trust may not be assumed without prior written consent of Beneficiary. Should Beneficiary not declare all sums due in accordance with Paragraph 3 above, then this Deed of Trust may only be assumed when the following conditions have been met: the payment to Beneficiary or assigns of an assumption fee of \$150.00 per interval week; credit approval of the assuming party; completion of an acceptance form and statements of acknowledgements by the assuming party of all condominium documents; and execution of an assumption agreement.

IN WITNESS WHEREOF, the Trustor has executed this Deed of Trust the day and year first above written.

STATE OF NEVADA, COUNTY OF DOUGLAS

On August 31, 1997 personally appeared before me, a Notary Public,

Martha Elba Bustos

TRUSTOR: Martha Elba Bustos

personally known to me, (or proved to me on the basis of satisfactory evidence) who acknowledged that they executed the above instrument.

Signature (Notary Public)

If executed by a Corporation the Corporation Form of Acknowledgement must be used.

Title Order No. Escrow or Loan No. 42-297-49-01

SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

Notarial Seal

WHEN RECORDED MAIL TO:

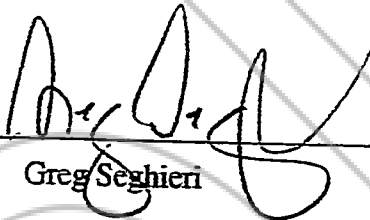
**STATE OF NEVADA**

**COUNTY OF DOUGLAS**

On this 31 day of August 1997, Greg Seghieri, personally appeared before me, whom I know personally to be the person who signed this certificate while under oath, being sworn by me, and swears that he/she was present and saw

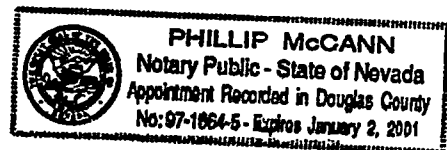
Martha Elba Bustos

sign the attached document and that it is her signature.

  
\_\_\_\_\_  
Greg Seghieri

Signed and sworn to before me by Greg Seghieri, this 31 day of August 1997.

  
\_\_\_\_\_  
Notary Public



DO NOT DESTROY THIS NOTE: When paid, this Note, with the Deed of Trust and Assignment of Rents securing same must be surrendered to Trustee for cancellation before reconveyance will be made.

## THE RIDGE TAHOE

### PROMISSORY NOTE

(INTEREST INCLUDED)

### SECURED BY DEED OF TRUST AND ASSIGNMENT OF RENTS

Stateline, Nevada

**\$ 17,955.00**

**August 31, 1997**

FOR VALUE RECEIVED, the undersigned, jointly and severally, promise to pay to the order of HARICH TAHOE DEVELOPMENTS, a Nevada General Partnership, P.O. Box 5790 Stateline, NV 89449, or at such other place as the holder hereof may designate in writing, the principal sum of \$ 17,955.00, in lawful money of the United States with interest on the declining balance of principal from that date which is two (2) months following the Closing Date at the rate of **Fourteen & 95/100 percent (14.9500%)** per annum, said principal and interest to be paid as follows:

Each installment shall equal ~~\$ 269.13~~, principal and interest and shall commence on the date which is three (3) months following the Closing Date and shall be due on the same day of each successive month for one hundred twenty (120) months. (Said Principal and interest payment is based on **14.9500%** over a ten (10) year amortization.) All sums owing hereunder shall be due and payable ten (10) years and two (2) months from the Closing Date. The Closing Date is

SEP 11 1997

Additionally, a fee of \$ 00 shall be paid monthly to holder, or its designee, for servicing this Promissory Note together with each installment of principal and interest.

All payments made hereunder shall be applied first to interest due on the declining balance of principal, then to outstanding fees and charges and then to the principal sum.

In the event that the undersigned fails to make any payment herein provided for, at the time when the same becomes due under the provisions hereof, and said payment shall become overdue for a period in excess of ten (10) days, the undersigned promises to pay an "Accounting Service Charge" of ten (10) percent of the overdue installment for the purpose of defraying the expense of following up and handling the delinquent payment.

The undersigned, jointly and severally, promise to pay when due any and all charges, fees or assessments levied by THE RIDGE TAHOE PROPERTY OWNERS ASSOCIATION applicable to the undersigned's interest in the real property given as security for this Promissory Note.

The undersigned reserve the right to prepay all, or any part, of the principal sum at any time from time to time without penalty, but with interest to the date of such prepayment.

The undersigned promise and agree that if default be made in the payment of any installment of principal or interest when due, as provided herein, or in the performance of any of the covenants contained in the Deed of Trust and Assignment of Rents securing this Promissory Note; or if the undersigned becomes insolvent or makes a general assignment for the benefit of creditors; or if a petition in bankruptcy is filed by or against the undersigned; then upon the happening of any of such events, the entire principal sum then unpaid, and accrued interest, shall become forthwith due and payable at the option of the holder, without notice or demand.

If the undersigned shall transfer, hypothecate, exchange or otherwise be divested of title to the real property encumbered by the Deed of Trust and Assignment of Rents securing this Promissory Note in any manner or way, whether voluntarily or involuntarily, or whether by the operation of law or otherwise, except by descent or devise, then upon the happening of any such events, the holder may, at its option, declare all sums evidenced hereby immediately due and payable without demand or notice and irrespective of the maturity date expressed herein.

This Promissory Note may not be assumed without the prior written consent of the holder. Any attempt to do so shall be void. Should holder not declare all sums due in accordance with the above paragraph then this Promissory Note may only be assumed when the following conditions have been met: the payment to holder or assigns of an assumption fee of \$150.00 per interval week; credit approval of the assuming party; completion of an acceptance form and statements of acknowledgements by the assuming party of all condominium documents; and execution of an assumption agreement.

If action is instituted to collect this Promissory Note, or any part thereof, or if proceedings are initiated to foreclose pursuant to the terms of the Deed of Trust and Assignment of Rents securing it, the prevailing party shall be entitled to such sum as provided for the Deed of Trust and Assignment of Rents or as the Court may adjudge reasonable for attorney's fees and costs to be allowed in such action, the same to be included in any judgment obtained.

The undersigned, all guarantors, sureties and endorsers hereof waive presentment, notice of dishonor and protest hereunder.

This Promissory Note shall be construed in accordance with Nevada law.

This Promissory Note is secured by a Deed of Trust and Assignment of Rents of even date herewith on certain real property situated in Douglas County, Nevada.

  
Martha Elba Bustos

**August 31, 1997**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 0421392  
 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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>For Martha - Ex #5</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: GIFTING TO MY SON

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Martha Bustos-Perez* Capacity Owner  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: MARTHA ELBA BUSTOS-PEREZ  
 Address: 2415 ROBINSON CIRCLE  
 City: LIVERMORE  
 State: CA Zip: 94550

Print Name: DOMINIC J. PEREZ  
 Address: 285 NIGHTINGALE DRIVE  
 City: GLIROY  
 State: CA Zip: 95020

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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