

APN #: 1318-15-822-001

Return to:

AMERISTATE LEGAL PLAN, INC.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Mail Tax Statements to:

ALLAN GUEVARRA
VILMA GUEVARRA
116 IRONWOOD LANE
VALLEJO, CA 94591

QUITCLAIM DEED

The Undersigned grantor(s) declare(s): This conveyance transfers the grantor(s) interest into a Revocable Living Trust. NRS 07. There is no consideration for this transfer.
(Documentary transfer Tax -0-.)

ALLAN GUEVARRA and VILMA GUEVARRA, husband and wife

Hereby REMISE, RELEASES and QUITCLAIMS to: ALLAN GUEVARRA and VILMA GUEVARRA Trustee(s) of THE ALLAN AND VILMA GUEVARRA LIVING TRUST, DATED 1/25/2005,

The following described real property in the County of **DOUGLAS**, State of **Nevada**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 26 day of Feb, 20 22

ALLAN M. GUEVARRA
ALLAN GUEVARRA

Vilma Guevarra
VILMA GUEVARRA

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 ss
COUNTY OF SOLANO

On, 02-26-2022, before me, MARITES MARINOS, "Notary Public", Personally appeared ALLAN GUEVARRA and VILMA GUEVARRA 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 this instrument the person(s), or the entity upon behalf of which 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:

Signature Martita Marin



Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature ALLAN M. GUEVARRA

Grantor Agent

Print Name ALLAN M. GUEVARRA

Title

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted.

EXHIBIT "A"

APN: 1318-15-822-001

A 105,000/183,032,500 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 Biennial Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 210,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Even Resort Year(s).

SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 1318-15-822-001
- 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

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only Value of property) \$ _____
- Transfer tax Value: \$ _____
- Real Property transfer Tax Due: \$ _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: 3/10/22 Trust Ok~A.B.

4. If Exemption Claimed:

- A. Transfer Tax Exemption, per NRS 375.090, Section: 07
- B. Explain Reason for Exemption: transfer is without consideration to a trust.

- 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 1/2% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Allan M. Guevarra Capacity: GRANTOR
ALLAN GUEVARRA

Signature: Vilma Guevarra Capacity: GRANTOR
VILMA GUEVARRA

SELLER (GRANTOR) INFORMATION

Print Name: ALLAN GUEVARRA and VILMA GUEVARRA
Address: 116 IRONWOOD LANE
City: VALLEJO
State: CA Zip: 94591

BUYER (GRANTEE) INFORMATION

Print Name: THE ALLAN AND VILMA GUEVARRA LIVING TRUST.
DATED 1/25/2005
Address: 116 IRONWOOD LANE
City: VALLEJO
State: CA Zip: 94591

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Company Name: AMERIESTATE LEGAL PLAN, INC.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

(As a public record, this form may be recorded/microfilmed)