

Prepared By:
Mrs. Kelli Menger Cook
5540 Manx Rd
Pollock Pines, California 95726

After Recording Return To:
Mr. John R Duenas
14034 Corvallis St
San Leandro, California 94579



KAREN ELLISON, RECORDER E04

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Apr 13 19 -30-664-031 PTN

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs. Kelli Menger Cook, ("Grantor") whose address is 5540 Manx Rd, Pollock Pines, California 95726, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. John R Duenas ("Grantee"), whose address is 14034 Corvallis St, San Leandro, California 94579, all right, title, interest and claim to the following real estate property located at 400 Ridge Club Dr in the City/Township of Stateline, located in the County of Douglas and State of Nevada and ZIP code of 89449, to-wit:

Property having Lot No.37, with the Section No. , and having the following description: An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows:

(A) An undivided
1/106th interest in and to Lot 37 as shown on Tahoe Village Unit
No. 3-13th
Amended Map, recorded December 31, 1991, as Document No.
268097, rerecorded
aS
Douglas
Document
No. 269033,
Official
Records of
County, State of
Nevada, excepting therefrom Units 039
through 080 (inclusive)
and Units
141 through 204 (inclusivel as
shown on that certain Condominium Plan Recorded July 14, 1988,
as
Document.
No. 182057;
and By onic No.
066
on said Condominium Plan; together with those
as shown and defined easements appurtenant
thereto
easements described
the Fourth Amended and
Restated

Declaration of rime Share covenants,
Conditions and
Restrictions for
The
Ridge
lande recorded February 14, 1984,
Document
NO.
Annexation of
096758, as
amended, and 1n the
Declaration of
The Ridge Tahoe Phase Five recorded August 18, 1988,
as
Document No. 184461,
amended, and as described in the
Recitation of
Easements Affecting the Ridge Tahoe recorded February
24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37
only, for
one week every other year in
Odd
-numbered vearg in the
Swing
"Season" as defined in and in accordance with said Declarations.

FOR VALUABLE CONSIDERATION, in the amount of \$1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 10/06/2022, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.


(Grantor's Signature)

Mrs. Kelli Menger Cook
(Grantor's Printed Name)

SEE ATTACHED FOR NOTARY PUBLIC

(Grantee's Signature)

Mr. John R Duenas
(Grantee's Printed Name)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 El Dorado)

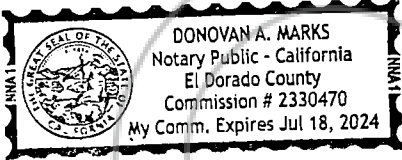
On 10/07/2022 before me, Donovan A Marks, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared KEAN MENGER
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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1319-30-664-031
 - 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 Time Share

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ 0
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ 0
- Real Property Transfer Tax Due: \$ _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 4
 - b. Explain Reason for Exemption: tenant in common to tenant in common without consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 Kelli Menger Cook Capacity Grantor

Signature _____ Capacity _____

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

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

Print Name: Kelli Menger Cook
 Address: 5540 Marx Rd.
 City: Pollock Pines
 State: CA. Zip: 95726

Print Name: John Dueñas
 Address: 14034 Corvallis St.
 City: San Leandro
 State: CA. Zip: 94579

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____