

TPN #1319-30542-009

RECORDING REQUESTED BY:

THOMAS GRAY

WHEN RECORDED MAIL TO:

STEVEN DIETZ
P.O. Box 572
Mentone, CA 92359

MAIL TAX STATEMENTS TO:

STEVEN DIETZ
P.O. Box 572
Mentone, CA 92359



SHAWNYNE GARREN, RECORDER

QUITCLAIM DEED

For a no consideration, receipt of which is hereby acknowledged, **SANDRA L. DIETZ**, formerly known as **SANDRA L. FIRTH**, a widow, hereby remise(s), release(s) and forever quitclaim(s) to **STEVEN DIETZ**, a single man, the real property located in Douglas County, Nevada, covering the real property described as follows:

Legal Description of the Condominium Timeshare is attached hereto as Exhibit "A" and Exhibit "B"

DATED: 8.23-, 2023

Sandra L. Dietz
SANDRA L. DIETZ formerly known as SANDRA L. FIRTH

State of California)
County of Orange) ss

On August 16, 2023, before me, JANENE A. VALEN, Notary Public, personally appeared **SANDRA L. DIETZ** fka **SANDRA L. FIRTH**, 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 pursuant to the laws of the State of California, that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Janene A. Valen
Signature of Notary

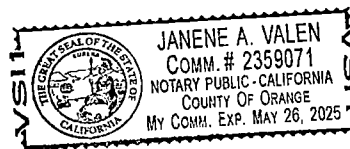


EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1:

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

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 3 of Tahoe Village Unit No. 3, as shown on map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. 014 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above, during one "Use Week" within the "PRIME use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R'S"). The above-described exclusive and non-exclusive rights may be applied to any available unit the The Ridge Sierra project during said "Use Week" in the above referenced "use season" as more fully set forth in the CC&R'S.

EXHIBIT "B"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1:

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

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 3 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. B2 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "use week" within the "PRIME use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C,C & R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the C,C & R's.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1319-30542-009
 - 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: <u>9/21/23</u>	
NOTES: <u>Bill of sale OR N/A</u>	

- 3. Total Value/Sales Price of Property: \$0.00 - Gift w/o consideration
- Deed in Lieu of Foreclosure Only (value of property) _____
- 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: _____

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 [Signature] Capacity Buyer

Signature Sandra L Dietz Capacity seller

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

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

Print Name: SANDRA L. DIETZ
Address: P.O. Box 3180
City: Big Bear City
State: CA Zip: 92314-3180

Print Name: STEVEN DIETZ
Address: P.O. Box 572
City: Mentone
State: CA Zip: 92359

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: THOMAS GRAY, ESQ. Escrow # _____
Address: 101 E. Lincoln Ave., Suite 222
City: Anaheim State: CA Zip: 92805

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