

APN: Portion of Parcel No. 42-281-05

RECORDING REQUESTED BY:

John P. Breckenridge, Esq.

DOUGLAS COUNTY, NV

2023-1002329

Rec:\$40.00

Total:\$40.00

11/14/2023 02:21 PM

JOHN P. BRECKENRIDGE

Pgs=3

WHEN RECORDED MAIL TO:

John P. Breckenridge, Esq.  
2901 Moorpark Ave., Suite 175  
San Jose, CA 95128



SHAWNYNE GARREN, RECORDER

E07

MAIL TAX STATEMENT TO:

PEDRO A. GUZMAN  
2301 Talavera Dr.  
San Ramon, CA 94583

### QUITCLAIM DEED

The undersigned declares that the documentary transfer tax is: None-Transfer without consideration to a Trust-Transfer Tax Exemption per NRS 375.090, Section 7

PEDRO A. GUZMAN (also known as PEDRO GUZMAN), a single man, hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to: PEDRO A. GUZMAN, as Trustee of the PEDRO A. GUZMAN TRUST, the following described real property in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO

Dated November 7, 2023

Pedro A. Guzman  
PEDRO A. GUZMAN

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 SOUTH CAROLINA )  
COUNTY OF Lexington )

On November 7, 2023, before me, Brandy Duncan, a Notary Public, personally appeared PEDRO A. GUZMAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of South Carolina that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brandy Duncan

(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 043 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East,  
- and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use weeks within the Prime SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) Portion of Parcel # 42-281-05  
 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>11/4/23</u>	
NOTES: <u>Trust OK 148</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 # 7  
 b. Explain Reason for Exemption: Transfer without consideration to a Trust

5. Partial Interest: Percentage being transferred: 100.0%

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 Pedro A. Guzman Capacity Grantor  
 Signature N/A Capacity N/A

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: PEDRO A. GUZMAN  
 Address: 2301 Talavera Dr.  
 City: San Ramon  
 State: CA Zip: 94583

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: PEDRO A. GUZMAN TRUST  
 Address: 2301 Talavera Dr.  
 City: San Ramon  
 State: CA Zip: 94583

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: John P. Breckenridge, Esq. Escrow # N/A  
 Address: 2901 Moorpark Ave., Suite 175  
 City: San Jose State: CA Zip: 95128

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