

A Portion of APN: 1319-30-645-003

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, Nevada 89449-3390

MAIL TAX STATEMENTS TO:

Lesli Coelho and Stanley Eugene Coelho
710 Orchard Drive
Paso Robles, CA 93446

Pursuant to *NRS 239B.030, I*, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, Larry H. Della Bitta and Janice Jonsin, husband and wife as joint tenants with right of survivorship, do hereby QUITCLAIM to Lesli Coelho and Stanley Eugene Coelho, as husband and wife, as community property with rights of survivorship, all right, title and interest in and to that certain real property located in Douglas County, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof:

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;


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TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee's assigns forever.

DATED this 24th day of November, 2023.



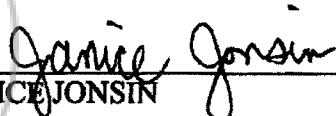
LARRY H. DELLA BITTA

STATE OF CALIFORNIA)
) s.s.:
COUNTY OF SAN LUIS OBISPO)

This instrument was acknowledged before me on the ___ day of November, 2023, by Larry H. Della Bitta.

NOTARY PUBLIC

DATED this 24th day of November, 2023.



JANICE JONSIN

STATE OF CALIFORNIA)
) s.s.:
COUNTY OF SAN LUIS OBISPO)

This instrument was acknowledged before me on the ___ day of November, 2023, by Janice Jonsin.

NOTARY PUBLIC

See Attached for
Notary Certificate

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 SAN LUIS OBISPO }

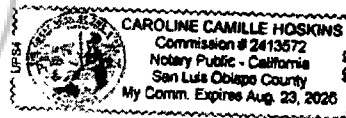
On Nov. 21, 2023 before me, Caroline Camille Hoskins, Notary Public,
Date (here insert name and title of the officer)

personally appeared Janice Janson and Larry H. Della Bitter

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: Caroline Hoskins (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Quitclaim Deed Number of Pages: two

Document Date: 11/24/2023 Other: _____

EXHIBIT A

TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/102nd 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. 184 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 ALTERNATE use week within the EVEN numbers years of 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".

A Portion of APN 1319-30-645-003 (formerly APN 42-287-10).

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s):**
 (a) a portion of 1319-30-645-003
 (b) _____
 (c) _____
 (d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

2. **Type of Property:**
 (a) Vacant Land (b) SFR
 (c) X Condo/Townhouse (d) 2-4 Plex
 (e) Apartment Building (f) Commercial/Ind.
 (g) Agricultural (h) Mobile Home
 (i) Other: _____

3. **Total Value/Sale Price of Property:** \$ 2,500.00
 Deed in Lieu of Foreclosure Only (value of property): \$ _____
 Transfer Tax Value: \$ 2,500.00
 Real Property Transfer Tax Due: \$ 9.75

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per.
 b. Explain Reason for Exemption:

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 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 Seller, Agent for Larry H. Della Bitta and Janice Jonsin.
Capacity Buyer, Agent for Lesli Coelho and Stanley Eugene Coelho

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Name Larry H. Della Bitta and Janice Jonsin, husband and wife as joint tenants with right to survivorship
Address 421 Jeffrey Drive
City/State/Zip San Luis Obispo, CA 93405

Name Lesli Coelho and Stanley Eugene Coelho, as husband and wife, as community property with rights of survivorship
Address 710 Orchard Drive
City/State/Zip Paso Robles, CA 93446

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

Print Name: ALLING & JILLSON, LTD.
 Address: Post Office Box 3390
 Lake Tahoe, NV 89449

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