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SHAWNYNE GARREN, RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

APN# 1319-30-644-085 pm

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

QUITCLAIM DEED

Document Title on cover page must appear EXACTLY as the first page of the document  
to be recorded.

**RECORDING REQUESTED BY:**

LUCAS BEATO

RETURN TO: Name KEVIN RILEY

Address 3403 So. Main St., #C

City/State/Zip Santa Ana, CA 92707

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name KEVIN RILEY

Address 3403 So. Main St., #C

City/State/Zip Santa Ana, CA 92707

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

**PREPARED BY:**

Robin B. Beato  
18752 Beach Blvd.  
Huntington Beach, CA 92848

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

Kevin O. Riley  
3403 So. Main St., #C  
Santa Ana, CA 92707

**MAIL TAX STATEMENTS TO:**

Kevin O. Riley  
3403 So. Main St. Unit #C  
Santa Ana, CA 92707

**APN: 1319-30-644-085**

SPACE ABOVE THIS LINE FOR RECORDERS'S USE ONLY

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on the 12 day of November, 2022, between Lucas A. Beato, whose address is 18752 Beach Blvd., Huntington Beach, CA 92648, and Robin M. Beato, whose address is 18752 Beach Blvd., Huntington Beach, CA 92648, a married couple ("Grantors"), and Kevin O. Riley, whose address is 3403 So. Main St. Unit #C, Santa Ana, CA 92707, and Heather V. Riley, whose address is 3403 So. Main St., Unit #C, Santa Ana, CA 92707, a married couple ("Grantees").

FOR FULL CONSIDERATION, in the amount of \$200.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantees, as Joint Tenants with Right of Survivorship, the property located in Douglas County, Nevada, described as:

See Exhibit "A" attached

Method of obtaining description: Found on Previously Recorded Deed

Being the same property conveyed in the County Register's General Warranty Deed, Book 284, Page 5202.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantors not Grantors' heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 1319-30-644-085

INWITNESS WHEREOF the Grantors have executed this deed on the 12 day of November, 2022.

11/12/22  
Date

Lucas Beato  
Lucas A. Beato, Grantor

11/12/22  
Date

Robin Beato  
Robin M. Beato, Grantor

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
by LUCAS A. BEATO and ROBIN M. BEATO

\_\_\_\_\_  
Notary Public Signature

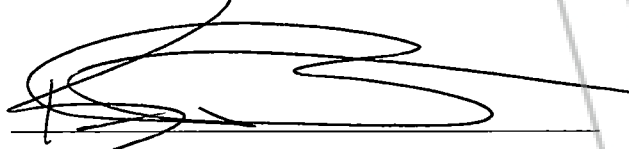
\_\_\_\_\_  
Title or Rank

See Attached  
Acknowledgment

INWITNESS WHEREOF the Grantees have executed this deed on the 12 day of November, 2022.

11/12/2022

Date



Kevin O. Riley, Grantee

11/12/22

Date



Heather V. Riley, Grantee

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by KEVIN O. RILEY and HEATHER V. RILEY

\_\_\_\_\_

Notary Public Signature

\_\_\_\_\_

Title or Rank

See Attached Acknowledgment

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 ORANGE

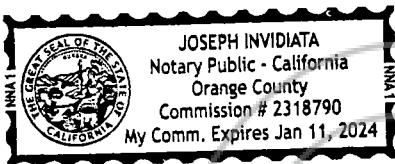
On NOVEMBER 12, 2022 before me, JOSEPH INVADIATA, Notary Public  
Date Here Insert Name and Title of the Officer.

personally appeared LUCAS ANTHONY BEATO, ROBIN MARIE BEATO,  
Name(s) of Signer(s)

KEVIN O'MALLEY RILEY, HEATHER VICTORIA RILEY  
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.



Place Notary Seal and/or Stamp Above

Signature Joseph Invadiata, Notary Public  
Signature of Notary Public

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: QUITCLAIM DEED

Document Date: NOVEMBER 12, 2022 Number of Pages: Three

Signer(s) Other Than Named Above: NONE

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: \_\_\_\_\_

## A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, 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, State of Nevada.
- (B) Unit No. 175 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed 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 M.D.B. & M.; 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 THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the 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 week 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 right 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 42-287-01

REQUESTED BY  
STEWART TITLE of DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

'91 AUG 26 P2:01

SUZANNE BLAVEREAU  
RECORDER 258725  
\$6.00 PAID *[Signature]* DEPUTY  
BOOK 891 PAGE 4313

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) See Exhibit "A"  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>APU a portion of 42-287-01</u>	
<u>Capacity: Crawlers</u>	
<u>Updated ADU: 1319-30-644-085</u>	

3. Total Value/Sales Price of Property: \$200.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$1.95

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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% per month.

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

Signature: Lucas Beato Capacity: Kevin Riley

Signature: Robin Beato Capacity: Heather Riley

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Lucas & Robin Beato  
 Address: 18752 Beach Blvd.  
 City: Huntington Beach  
 State: CA Zip: 92648

Print Name: Kevin & Heather Riley  
 Address: 3403 SO. Main St., Unit C  
 City: Santa Ana  
 State: CA Zip: 92707

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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