

1319-30-724-034

APN# \_\_\_\_\_

Recording Requested by/Mail to:

Charles McManis

Name: \_\_\_\_\_

8345 Singh Ct

Address: \_\_\_\_\_

Hemet CA 92545

City/State/Zip: \_\_\_\_\_

Mail Tax Statements to:

Holiday Inn Club

Name: \_\_\_\_\_

9271S John Young Paarkway

Address: \_\_\_\_\_

Orlando FL 32819

City/State/Zip: \_\_\_\_\_



00164866202309938470070074

SHAWNYNE GARREN, RECORDER

E05

Quit Claim Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

\_\_\_ Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

\_\_\_ Judgment – NRS 17.150(4)

\_\_\_ Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Document Was Prepared by: Charles McManis

After Recording Please Return to:

Holiday Inn Club, Owners Transfer Department, 9271 S John Young Parkway, Orlando FL 32819

*Reserved for Recording Purposes Only*

### NEVADA QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 6th day of February, 2023 by Charles & Geraldine McManis, whose address is 8345 Singh Ct, Hemet CA 92545, hereinafter called the "Grantor(s)", to Timothy A & Jennifer Hackett, whose address is 12418 Carmel Cape, San Diego CA 92130, hereinafter called the "Grantee(s)":

Witnesseth: That the Grantor(s), for and in consideration of the sum of zero and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee(s), all that certain land situated in Douglas County, described as follows (enter legal description of property):

See Exhibit A

*Charles A. McManis*  
Grantor Charles A McManis

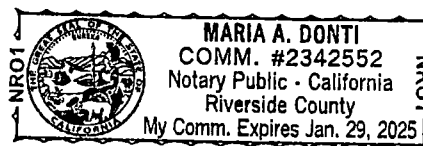
*Geraldine F. McManis*  
Grantor Geraldine F McManis

STATE OF CALIFORNIA

COUNTY OF

The foregoing instrument was acknowledged before me, Maria A. Donti, a notary public in and for the state of California by Charles A McManis on the 6th day of February, 2023. and Geraldine F McManis

*Maria A. Donti*  
NOTARY PUBLIC



My commission expires

Jan. 29, 2025

[NOTARY SEAL]

# CALIFORNIA CERTIFICATE OF 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 Riverside )

On 2/6/2023 before me, Maria A. Donti, Notary Public,  
(here insert name and title of the officer)

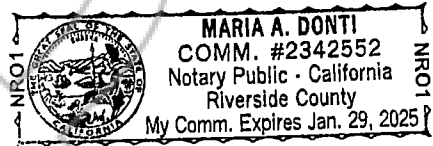
personally appeared Charles A. McManis and  
Geraldine F. McManis,

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 Maria A. Donti



(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)
  
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

### Other

- Additional Signer(s)     Signer(s) Thumbprint(s)

\_\_\_\_\_

EXHIBIT "A"

0904687  
34-033-14 ODD

(Alternate Year)

PARCEL ONE: 1/102nd

An undivided ~~1/51st~~ interest in and to that certain condominium as follows: ~~1/38th~~

- (A) An undivided ~~XXXXXX~~ interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County; excepting therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1997, as Document No. 156903 of Official Records of Douglas County.
- (B) Unit No. 033 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 Fourth Amended and restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment, recorded November 23, 1981, as Document No. 62661 of Official Records of Douglas County 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.

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, M. D. M.;
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, of Official Records of Douglas County.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904, 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 week during ODD numbered years within the "PRIME season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said use week within said season.

CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada

Witnessed my hand this 7th day of January 1988  
By [Signature] Deputy Recorder

SEAL

REQUESTED BY  
FIRST NEVADA TITLE COMPANY  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'87 SEP 10 AM 1:31

SUZANNE B. AUBREAU  
RECORDER

\$ 6.00 PAID Bk DEPUTY  
BOOK 987 PAGE 979

161776

170654

BOOK 108 PAGE 1340

R.P.T.T., § 12.10

THE RIDGE TAHOE GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 3rd day of Sept., 1987 between HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Grantor; and CHARLES A. MC MANIS JR. AND GERALDINE F. MC MANIS, husband and wife as joint tenants with right of survivorship

Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged; does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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

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

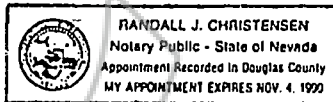
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first hereinabove written.

STATE OF NEVADA )
COUNTY OF DOUGLAS )
On this 3 day of September 1987 personally appeared before me, a notary public, George Allbritten, known to me to be the Executive Vice President of Lakewood Development, Inc., a Nevada corporation; general partnership, and acknowledged to me that he executed the document on behalf of said corporation.

HARICH TAHOE DEVELOPMENTS, a Nevada General Partnership
By: Lakewood Development, Inc., a Nevada Corporation General Partner

Signature of George Allbritten
George Allbritten
Executive Vice President

NOTARY PUBLIC



SPACE BELOW FOR RECORDER'S USE ONLY

WHEN RECORDED MAIL TO
Name: Charles A. Mc Manis, Jr.
Street Address: Geraldine F. Mc Manis
593 High Point Drive
City & State: Ventura, Ca. 93003

COPY

RECEIVED BY  
**FIRST NEVADA TITLE COMPANY**  
IN OFFICIAL RECORDS OF  
CLERK OF SUPERIOR COURT  
CLERK OF SUPERIOR COURT

'88 JAN 12 A11:15

SUZANNE B. MCDREAU  
RECORDER  
S-700 A.W. *el* DEPUTY

**170654**

BOOK **188** PAGE **1341**

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1319-30-724-034
  - 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 5
  - b. Explain Reason for Exemption: Transfer to son and daughter-in-law

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 Charles & Geraldine McManis Capacity \_\_\_\_\_ Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Charles & Geraldine McManis  
 Address: 8345 Singh Ct  
 City: Hemet  
 State: California Zip: 92545

Print Name: Timothy & Jennifer Hackett  
 Address: 12418 Carmel Cape  
 City: San Diego  
 State: California Zip: 92130

**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)