DOUGLAS COUNTY, NV
Rec:$40.00
Total:$40.00
CHARLES MCMANIS

2023-993847
02/13/2023 02:57 PM
Pgs=7

SHAWNYNE GARREN, RECORDER E05

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: _____

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
_____
_____
_____.

COPY

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

Grantor Charles A 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

NOTARY PUBLIC

MARIA A. DONTI
COMM. #2342552
Notary Public - California
Riverside County
My Comm. Expires Jan. 29, 2025

My commission expires

Jan. 29, 2025

[NOTARY SEAL]

COPY

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

NRO1 MARIA A. DONTI NRO1
COMM. #2342552
Notary Public - California
Riverside County
My Comm. Expires Jan. 29, 2025

(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)

☐ _____

© Copyright 2007-2018 Notary Rotary, PO Box 41400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101772. Please contact your Authorized Reseller to purchase copies of this form.

EXHIBIT "A"

0904687
34-033-14 ODD

(Alternate Year)

PARCEL ONE: 1/102nd
An undivided ~~1/51st~~ interest in and to that centain 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 definded on that certain Comdominium 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 pruposes 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 easment 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 1998

By Carol J. Hart Deputy Recorder

SEAL

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

'87 SEP 10 A11:31

SUZANNE BEAUDREAU
RECORDER

$ 6.00 PAID BK DEPUTY

161776

BOOK 987 PAGE 979

170654

BOOK 188 PAGE 1340

0904687/ 3403314 B (THIS IS BEING RE_RECORDED TO CORRECT THE LEGAL)

R.P.T.T., $ 12.10

THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED

THIS INDENTURE, *made this* 3rd *day of* Sept., *19*87 *between* HARICH TAHOE DEVELOPMENTS, *a Nevada general partnership, Grantor, and* CHARLES A. MCMANIS JR. AND GERALDINE F. MCMANIS, 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 tenaments, hereditaments and appurtenances thereunto belonging or appurtaining 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)
: ss.
COUNTY OF DOUGLAS)

On this 3 7 *day of* September *19*8_____, *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.*

NOTARY PUBLIC

RANDALL J. CHRISTENSEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES NOV. 4, 1990

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

By: _____
George Allbritten
Executive Vice President

SPACE BELOW FOR RECORDER'S USE ONLY

WHEN RECORDED MAIL TO

Name
Street Address
City & State

Charles A. Mc Manis, Jr.
Geraldine F. Mc Manis
593 High Point Drive
Ventura, Ca. 93003

161776
BOOK 987 PAGE 978

170654
BOOK 188 PAGE 1339

COPY

REQUESTED BY
FIRST NEVADA TITLE COMPANY
IN OFFICIAL RECORDS OF
[illegible]

'88 JAN 12 A11 :15

SUZANNE BEAUDREAU
RECORDER

$ 7.00 AMT [illegible] 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

FOR RECORDERS OPTIONAL USE ONLY
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 _____ **Capacity** Grantor

Signature _____ **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Charles & Geraldine McManis	Print Name: Timothy & Jennifer Hackett
Address: 8345 Singh Ct	Address: 12418 Carmel Cape
City: Hemet	City: San Diego
State: California Zip: 92545	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)