

APN: a portion of 42-285-05

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834



SHAWNYNE GARREN, RECORDER E07

MAIL TAX STATEMENTS TO:
Francisco Romero Flores, Co-Trustee
Aracely Romo-Flores, Co-Trustee
1700 Spur Ridge Lane
Healdsburg, CA 95448
RPTT: \$0.00

QUITCLAIM DEED

The undersigned grantors declare:
This conveyance transfers the grantors' interest into their revocable living trust."
(X) Transfer to a revocable trust. **"Inter Vivos Gift."** This is a Trust Transfer under NRS 375.090-7
() Documentary transfer tax is \$-0-; and
FOR NO CONSIDERATION,

FRANCISCO R. FLORES and ARACELY R. FLORES, husband and wife as joint tenants
with right of survivorship,

hereby grants to FRANCISCO ROMERO FLORES and ARACELY ROMO-FLORES, Co-
Trustees of THE FLORES FAMILY TRUST dated May 30, 2023,

all of their right, title, and interest in and to the following described real property in the
County of Douglas, State of Nevada:

LEGAL DESCRIPTION: See Exhibit "A" attached.
Commonly described as: The Ridge Tahoe Timeshare Unit No. 147.

DATED: May 30, 2023

Francisco R. Flores
FRANCISCO R. FLORES

Aracely Romo Flores
ARACELY R. FLORES

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 Sacramento

On May 30, 2023 before me, Mark S. Drobny, a Notary Public
(insert name and title of the officer)

personally appeared FRANCISCO R. FLORES and ARACELY R. FLORES
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 



(Seal)

EXHIBIT "A"

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 147 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in Even -numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. a portion of 42-285-05
 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
 Other Timeshare

| FOR RECORDERS OPTIONAL USE ONLY | |
|----------------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: <u>Verified Trust - J</u> | |

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration to a Trust

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 [Signature] Capacity: Representative
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: FRANCISCO R. FLORES and ARACELY R. FLORES
 Address: 1700 Spur Ridge Lane
 City: Healdsburg
 State: CA Zip: 95448

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: FRANCISCO ROMERO FLORES and ARACELY ROMO-FLORES, Co-Trustees of THE FLORES FAMILY TRUST dated May 30, 2023
 Address: 1700 Spur Ridge Lane
 City: Healdsburg
 State: CA Zip: 95448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Drobny Law Office, Inc. Escrow # _____
 Address: 4180 Truxel Rd., Ste. 100
 City: Sacramento State: CA Zip: 95834