

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

UDEED, LLC

SHAWNYNE GARREN, RECORDER

2024-1005946

03/22/2024 02:09 PM

E07

APN: 1318-15-822-001
and 1318-15-823-001

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

uDeed, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

After Recording Mail To:

uDeed, LLC - 111449
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Fairfield Resorts Inc.
ATTN: HOA Accounting Department
10750 West Charleston Boulevard, Suite 130
Las Vegas, NV 89135

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Pedro Miguel Juarez and Maria Socorro Juarez, who acquired title as Ma. Del Socorro Juarez, husband and wife as Joint Tenants With The Right of Survivorship**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Pedro Miguel Juarez Diaz and Maria S. Juarez, Trustees of the Juarez Family Trust, dated January 18, 2024**, whose address is 4916 Pacific Avenue, Long Beach, California 90805,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **Fairfield Tahoe at South Shore
Zephyr Cove, Nevada 89448**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

A 105,000/183,032,500 UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 IN SOUTH SHORE CONDOMINIUM ("PROPERTY"), LOCATED AT 180 ELKS POINT ROAD IN ZEPHYR COVE, NEVADA 89449, ACCORDING TO THE FINAL MAP #01-026 AND CONDOMINIUM PLAT OF SOUTH SHORE FILED OF RECORD IN BOOK 1202, PAGE 2181 AS DOCUMENT NUMBER 559872 IN DOUGLAS COUNTY, NEVADA, AND SUBJECT TO ALL PROVISIONS THEREOF AND THOSE CONTAINED IN THAT CERTAIN DECLARATION OF CONDOMINIUM – SOUTH SHORE ("TIMESHARE DECLARATION") DATED OCTOBER 21, 2002 AND RECORDED DECEMBER 5, 2002 IN BOOK 1202, PAGE 2182 AS INSTRUMENT NUMBER 559873, AND ALSO SUBJECT TO ALL THE PROVISIONS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND RECORDED OCTOBER 28, 2004 IN BOOK 1004, PAGE 13107 AS INSTRUMENT NUMBER 628022, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, WHICH SUBJECTED THE PROPERTY TO A TIMESHARE PLAN CALLED FAIRFIELD TAHOE AT SOUTH SHORE ("TIMESHARE PLAN"). LESS AND EXCEPT ALL MINERALS AND MINERAL RIGHTS WITH MINERALS AND MINERAL RIGHTS ARE HEREBY RESERVED UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

SUBJECT TO:

1. ANY AND ALL RIGHT OF WAY, RESERVATIONS, RESTRICTIONS, EASEMENTS, MINERAL EXCEPTIONS AND RESERVATIONS, AND CONDITIONS OF RECORD;
2. THE COVENANTS, CONDITIONS, RESTRICTIONS AND LIENS SET FORTH IN THE TIMESHARE DECLARATION AND THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE, AND ANY SUPPLEMENTS AND AMENDMENTS THERETO;
3. REAL ESTATE TAXES THAT ARE CURRENTLY DUE AND PAYABLE AND ARE A LIEN AGAINST THE PROPERTY;
4. ALL MATTERS SET FORTH ON THE PLAT OF RECORD DEPICTING SOUTH SHORE CONDOMINIUM, AND ANY SUPPLEMENTS AND AMENDMENTS THERETO.

THE PROPERTY IS A/AN BIENNIAL OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED 210,000 POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE WHICH POINTS MAY BE USED BY THE GRANTEE IN EVERY ODD RESORT YEAR.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **October 23, 2006**, as Document No. **0687066** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-822-001
 b) 1318-15-823-001
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) ___ Single Fam. Res.
 c) ___ Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg f) ___ Comm'l/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
XX Other: **Timeshare**

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - js

3. a. Total Value /Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
 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 7
 b. Explain Reason for Exemption: **Transfer without consideration to a trust.**

5. Partial Interest: Percentage being transferred: N/A %
 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: Grantor
 Signature: *[Signature]* Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Pedro Miguel Juarez and
Maria Socorro Juarez**
 Address: **4916 Pacific Avenue**
 City: **Long Beach**
 State: **California** Zip: **90805**

Print Name: **Juarez Family Trust**
 Address: **4916 Pacific Avenue**
 City: **Long Beach**
 State: **California** Zip: **90805**

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: **uDeed, LLC – 111449** Escrow #: _____
 Address: **1349 Galleria Drive, Suite 100**
 City, State, Zip: **Henderson, NV 89014-8624**