



SHAWNYNE GARREN, RECORDER

Quitclaim Deed

RECORDING REQUESTED BY DONNA P. BAUM
AND WHEN RECORDED MAIL TO:

DONNA P. BAUM, Grantee(s)
8478 SWEET WATER RD.
LONE TREE, CO. 80124

Consideration: \$ 104

Property Transfer Tax: \$ 1.95

Assessor's Parcel No.: 1318-26-101-006

PREPARED BY: DONNA P. BAUM certifies herein that he or she has prepared this Deed.

Donna P. Baum
Signature of Preparer

4-15-24
Date of Preparation

DONNA P. BAUM
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on April 15, 2024 in the County of Douglas, State of COLORADO

by Grantor(s), DONNA P. BAUM & GARY S. BAUM,
whose post office address is 8478 SWEET WATER RD. LONE TREE, CO. 80124
to Grantee(s), BRENT & ANNA GUYER,
whose post office address is 9568 Wellington Cir. WINDSOR, CA, 95492.

WITNESSETH, that the said Grantor(s), DONNA P. BAUM GARY S. BAUM
for good consideration and for the sum of \$ 0

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DOUGLAS, State of NEVADA and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Donna P. Baum as Conservator for Gary S. Baum
Signature of Grantor

GARY S. BAUM
Print Name of Grantor

Anne Manske
Signature of First Witness to Grantor(s)

Anne Manske
Print Name of First Witness to Grantor(s)

Donna P. Baum
Signature of Second Grantor (if applicable)

DONNA P. BAUM
Print Name of Second Grantor (if applicable)

Safae Mansi
Signature of Second Witness to Grantor(s)

Safae Mansi
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Colorado

County of Douglas

On April 15, 2024, before me, Melanie McCallister, a notary public in and for said state, personally appeared, Donna P Baum herself and as conservator for Gary Baum.

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

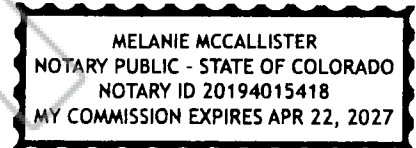
WITNESS my hand and official seal.

M. McCallister
Signature of Notary

Affiant Known Produced ID _____

Type of ID _____

(Seal)



The land situated in the State of Nevada, County of Douglas, and described as follows:

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST as tenant in common in the following described real property:

A portion of the North one-half (1/2) of the Northwest one-quarter (1/4) of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows:

Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records, at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278 of Official Records, at page 591, Douglas County, Nevada, as Document No. 17578.

Except from the real property the exclusive right to use and occupy all of the Dwelling Units and Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of the Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483

at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada as Document No. 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the HIGH season within the "Owner's Use Year", as defined in the Declaration together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record.

Interval:

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: Conservatorship Recorded
DEC 10 2010

Notes: Per Donna
Consideration Amt is \$500

J

1. Assessor Parcel Number (s)
 (a) 1318-26-101-00 G
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input checked="" type="checkbox"/> Other <u>TIMESHARE</u>	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0 (GIFTING TIMESHARE)

Transfer Tax Value: \$ 1.95

Real Property Transfer Tax Due: \$ 1.95

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: N/A

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 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 DONNA P. BAUM Capacity GRANTOR

Signature GARY S. BAUM Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: DONNA P. BAUM GARY S. BAUM

Address: 8478 SWEET WATER RD.

City: LOVE TREE

State: CO. Zip: 80124

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: BRENT GUYER & ANNA GUYER

Address: 9568 WELLINGTON CIRCLE

City: WINDSOR

State: CALIF. Zip: 95492

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____