

**APN #: 1319-30-712-001 & 0000-40-050-450**

**Return to:**

AMERISTATE LEGAL PLAN, INC.  
3525 Hyland Ave. Suite 150  
Costa Mesa, CA 92626

**Mail Tax Statements to:**

STEVE SIERRA LEMUS  
JUDITH CORDOVA MELCHOR-LEMUS  
6020 JEFF STREET  
ATWATER, CA 95301

## QUITCLAIM DEED

The Undersigned grantor(s) declare(s): This conveyance transfers the grantor(s) interest into a Revocable Living Trust. NRS 07. There is no consideration for this transfer.  
(Documentary transfer Tax -0-.)

STEVE LEMUS and JUDITH LEMUS, husband and wife as joint tenants with right of survivorship,

Hereby REMISE, RELEASES and QUITCLAIMS to: STEVE SIERRA LEMUS and JUDITH CORDOVA MELCHOR-LEMUS Trustee(s) of THE LEMUS FAMILY TRUST,  
Dated 10/18/24,

The following described real property in the County of **DOUGLAS**, State of **Nevada**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Witness my hand this 18 day of June, 20 24.

[Signature]  
STEVE LEMUS

[Signature]  
JUDITH LEMUS

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 ss  
COUNTY OF MERCED

On, 6/18/24, before me, LETICIA LUQUE, "Notary Public", Personally appeared STEVE LEMUS and JUDITH LEMUS 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 this instrument the person(s), or the entity upon behalf of which 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 [Signature]



Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature [Signature]  Grantor  Agent

Title  
Print Name Judith Cordova Melchor-Lemus

This instrument has been prepared solely from information given by the parties hereto. There are no express or implies guarantees are to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted.

**EXHIBIT "A"**

**APN: 1319-30-712-001 & 0000-40-050-450**

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652<sup>nd</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in ODD-numbered years in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31 11'12" East 81.16 feet; thence South 58 48'39" West 57.52 feet; thence North 31 11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 19 23'51", an arc length of 57.80 feet the chord of said curve bears North 60 39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in even -numbered years in accordance with said Declaration.

A portion of APN: 0000-40-050-450

# State of Nevada

## Declaration of Value

### 1. Assessor Parcel Number(s)

a) 1319-30-712-001 & 0000-40-050-450

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'/Ind'l

g)  Agricultural

h)  Mobile Home

i)  Other - TIMESHARE

|  |                            |
|--|----------------------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |                            |
| Document/Instrument#:                  | _____                      |
| Book:                                  | _____ Page: _____          |
| Date of Recording:                     | <u>Verified Trust - js</u> |
| Notes:                                 | _____                      |
|  | _____                      |

### 3. Total Value/Sales Price of Property:

\$ 0.00

Deed in Lieu of Foreclosure Only Value of property)

\$ \_\_\_\_\_

Transfer tax Value:

\$ \_\_\_\_\_

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 is 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 ½% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Steve Lemus*  
STEVE LEMUS

Capacity: GRANTOR

Signature: *Judith Lemus*  
JUDITH LEMUS

Capacity: GRANTOR

#### SELLER (GRANTOR) INFORMATION

Print Name: STEVE LEMUS and JUDITH LEMUS

Address: 6020 JEFF STREET

City: ATWATER

State: CA Zip: 95301

#### BUYER (GRANTEE) INFORMATION

Print Name: THE LEMUS FAMILY TRUST

Address: 6020 JEFF STREET

City: ATWATER

State: CA Zip: 95301

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

Company Name: AMERIESTATE LEGAL PLAN, INC.  
3525 Hyland Ave. Suite 150  
Costa Mesa, CA 92626

(As a public record, this form may be recorded/microfilmed)