

RECORDING REQUESTED BY and
WHEN RECORDED, RETURN TO:

ROBYN L. ESRAELIAN, Esq.
Richardson, Jones & Esraelian
6770 N. West Ave, Suite 105
Fresno, CA 93711

DOUGLAS COUNTY, NV 2024-1010127

Rec:\$40.00

Total:\$40.00

07/18/2024 10:30 AM

RICHARDSON JONES & ESRAELIAN

Pgs=6



00183885202410101270060067

SHAWNYNE GARREN, RECORDER

E07

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX IS \$ -0- (None required/No consideration paid/R&T §11930)
 x Unincorporated Area City of Zephyr Cove GIFT.
ASSESSOR PARCEL NO. 1318-15-817-001 ptn ; 1318-15-822-001 ptn
TIMESHARE INTEREST: 84,000 POINTS EACH YEAR

FOR NO VALUE, EMMANUAL MANANSALA AND TERI MANANSALA, Trustees of the
“EMMANUAL MANANSALA AND TERI MANANSALA DECLARATION OF TRUST
established October 11, 2019

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to LAIZA MANANSALA and
JOSHUA TRUMAN LILLY, California registered domestic partners, timeshare interest in real
property commonly known as 180 Elks Point Road in Zephyr Cove, County of Douglas, State of
Nevada, and described as:

The real property covered by this Quitclaim Deed is more particularly described on
Exhibit “A” attached hereto and made a part hereof by reference thereto.

Dated: July 15 , 2024

Emmanuel Manansala
EMMANUAL MANANSALA, Trustees of
the EMMANUAL MANANSALA AND
TERI MANANSALA DECLARATION OF
TRUST established October 11, 2019.

Teri J. Manansala
TERI MANANSALA, Trustees of the
EMMANUAL MANANSALA AND TERI
MANANSALA DECLARATION OF
TRUST established October 11, 2019.

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 FRESNO)

On Feb. 15, 2024, before me, ROBYN L. ESRAELIAN, Notary Public, personally appeared EMMANUAL MANANSALA and TERI MANANSALA, 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 Robyn L. Esraelian

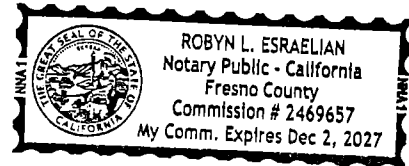
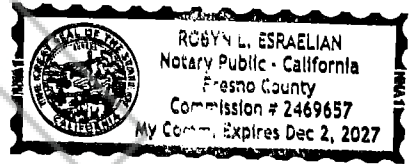


EXHIBIT "A"

Timeshare interest in real property commonly known 180 Elks Point Road in Zephyr Cove, County of Douglas, State of Nevada, and described as:

A **84,000/138,156,000** undivided fee simple interest as tenants in common in **Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303 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 which minerals and mineral rights are hereby reserved unto the Granter, its successors and assigns.

The Property is an Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 84,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Each Resort Year(s).

SUBJECT TO:

1. Any and all rights 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.

Assessor's Parcel Number: 13 I 8-15-8I7-001 ptn

2. Timeshare interest in real property commonly known 180 Elks Point Road in Zephyr Cove, County of Douglas, State of Nevada, and described as:

A 84,000/183,032,SOO undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 122302, 14102, 14103, 14104, 14202, 1420 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 I 202, 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 which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

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 168,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Even Resort Year(s).

SUBJECT TO:

1. Any and all rights 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.

Assessor's Parcel Number: 1318-15-822-001 ptn

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-817-001 PTN
 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: <u>7/18/24</u>	
NOTES: <u>Verified Trust</u>	

3. Total Value/Sales Price of Property: \$16,949.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$16,949.00
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: TRANSFER IS WITHOUT CONSIDERATION

5. Partial Interest: Percentage being transferred: 100.0 %

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 Emer Man Capacity GRANTOR

Signature Qui Wilson Manansala Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MANANSALA TRUST
 Address: 1958 SWIFT AVE
 City: CLOVIS
 State: CA Zip: 93611

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LAIZA MANANSALA & JOSHUA TRUMAN LILLY
 Address: 701 PECAN ST
 City: WEST SACRAMENTO
 State: CA Zip: 95691

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: ROBYN L. ESRAELIAN, ESQ Escrow # _____
 Address: 6770 N. WEST AVE #105
 City: FRESNO State: CA Zip: 93711

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-822-001 PTN
 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: <u>7/18/24</u>	
NOTES: <u>Verified Grant #8</u>	

3. Total Value/Sales Price of Property: \$16,949.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$16,949.00
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: TRANSFER IS WITHOUT CONSIDERATION

5. Partial Interest: Percentage being transferred: 100.0 %

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 Elmer Man Capacity GRANTOR

Signature Jui Gibson Manansala Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MANANSALA TRUST
 Address: 1958 SWIFT AVE
 City: CLOVIS
 State: CA Zip: 93611

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LAIZA MANANSALA & JOSHUA TRUMAN LILLY
 Address: 701 PECAN ST
 City: WEST SACRAMENTO
 State: CA Zip: 95691

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ROBYN L. ESRAELIAN, ESQ Escrow # _____
 Address: 6770 N. WEST AVE #105
 City: FRESNO State: CA Zip: 93711

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)