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DEED

Assessor's Parcel Number: 42-010-40

Address of Grantee: 6460 Lake Meadow Drive
Burke, VA 22015

R.P.T.T. \$ # 8

THIS DEED OF GIFT, made this **June 25, 1999**, by and between **ERCOLE M. BARONE** and **VIOLA C. BARONE**, husband and wife, Grantors; and **ERCOLE M. BARONE AND VIOLA C. BARONE**, TRUSTEES UNDER THE **BARONE FAMILY TRUST DATED JUNE 25, 1999**, either of whom may act independently, Grantees.

WITNESSETH

That for estate planning purposes and for no monetary consideration, Grantors do give, grant and convey, with General Warranty of Title, unto Grantees, and their successors-in-trust, all that certain property, together with improvements thereon, situate, lying and being in the County of Douglas, Nevada, more fully described as follows:

“SEE SCHEDULE ‘A’ ATTACHED HERETO AND MADE A PART HEREOF”

And being the same property conveyed to Grantors by Deed dated June 16, 1997, and recorded in Deed Book 697 at Page 5403 among the Land Records of the aforesaid County.

TO HAVE AND TO HOLD said property as **TRUSTEES UNDER THE BARONE FAMILY TRUST DATED JUNE 25, 1999**, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantees and their successors-in-trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantees may in the discretion of Grantees deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantees shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and Grantees are hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of

Return to:
The Law Offices of Michael T. Collins
7601 Lewinsville Road, Suite 101
McLean, VA 22102

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SCHEDULE A

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 291 as shown and defined on said map; together 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

~~Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:~~

~~BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;~~

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;
thence S. 14°00'00" W., along said Northerly line, 14.19 feet;
thence N. 52°20'29" W., 30.59 feet;
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by Grantees, or their successors-in-trust, on behalf of the Trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the Trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the Trust agreement establishing such Trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said Trust; and (iii) if such instrument is executed by successor(s)-in-trust to Grantees that such successor(s)-in-trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantees provided such successor(s)-in-trust certify in said instrument that such successor(s)-in-trust have been properly appointed.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned described property.

Grantors covenant that Grantors have the right to convey the aforesaid property unto Grantees; that Grantees shall have quiet possession thereof; that Grantors have done no act to encumber said property and that Grantors will execute such further assurances of the property as may be requisite.

WITNESS the following signatures.

Ercole M. Barone
Ercole M. Barone

DR
Witness

Viola C. Barone
Viola C. Barone

[Signature]
Witness

STATE OF VIRGINIA

:
:
ss:

COUNTY OF FAIRFAX, to-wit:

On June 25, 1999, before me, the undersigned officer, personally appeared ERCOLE M. BARONE and VIOLA C. BARONE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they have executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires: 6-30-2000

Daniel O Kaplan

SEAL

THIS DOCUMENT PREPARED WITHOUT TITLE EXAMINATION

REQUESTED BY
Collins Firm
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
PAID 10.00 DEPUTY

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