

16 APN 42-010-40 PTN

R.P.T.T. \$ #7

**WARRANTY DEED**

DATE: June <sup>14</sup> 8, 2002

GRANTOR: SANDY A. SANTIAGO, a single woman

GRANTOR'S MAILING ADDRESS:  
4219 Walnut Hills Drive  
Corpus Christi, Nueces County, Texas 78413

GRANTEE: WALTER J. SANTIAGO

GRANTEE'S MAILING ADDRESS:  
4219 Walnut Hills Drive  
Corpus Christi, Nueces County, Texas 78413

CONSIDERATION:

In accordance with Final Decree of Divorce dated February 12, 2001, entered in Cause Number 00-6632-B, on the docket of the 117<sup>th</sup> Judicial District Court, Nueces County, Texas

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All of Grantor's interest in and to the following described property:

An undivided 1/51<sup>st</sup> 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. 3-14<sup>th</sup> 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. 277 as shown and defined on said map; together with those easements appurtenant thereto and such easements 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 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 to 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

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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, 13<sup>th</sup> 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 13<sup>th</sup> 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.

A portion of APN: 42-010-40

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made and accepted subject to all restrictions, reservations, covenants, conditions, rights of way and easements now outstanding and of record, if any, in Douglas County, Nevada, affecting the above described property, and outstanding ad valorem taxes, which Grantee expressly assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend ail and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Executed this the <sup>14<sup>th</sup></sup> 8<sup>th</sup> day of June, 2002.

**GRANTOR:**

  
SANDY A. SANTIAGO

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 14 day of June, 2002, by SANDY A. SANTIAGO.



*Cynthia Ann Barron*  
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NOTARY PUBLIC, STATE OF TEXAS

COPY

REQUESTED BY  
*Walter Santiago*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2002 JUN 21 AM 9:51

LINDA SLATER  
RECORDER

\$16<sup>00</sup> PAID *K2* DEPUTY

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