

Prepared by:
Record and Return to:
PRODOX, P.A.
(Without examination of title)
2024 58th Avenue
Vero Beach, FL 32966
1-888-477-6369

1319-30-644-847
Portion of APN: ~~42-28-4-14~~

WARRANTY DEED

R.P.T.T. \$ 130

THIS WARRANTY DEED, Made the 19 day of July, 2002, by **MARVIN E. EPPES and GERALDINE I. EPPES, Husband and Wife**, of ~~1000 S. Idaho Road #86, Apache Junction, AZ 85219-6418~~, hereinafter called the Grantor, to **DHARMESH PATEL**, of ~~724 West Lancaster Avenue #104, Wayne, PA 19087~~, hereinafter called the Grantee. P.O. BOX 86
KENAI
AK 99611

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Douglas County, Nevada, to wit:

More particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Marvin E. Eppes
MARVIN E. EPPES, Grantor P.O. BOX 86
KENAI, AK
99611
~~1000 S. Idaho Road #86~~
~~Apache Junction, AZ 85219-6418~~

Geraldine I. Eppes
GERALDINE I. EPPES, Grantor P.O. BOX 86
KENAI, AK
99611
~~1000 S. Idaho Road #86~~
~~Apache Junction, AZ 85219-6418~~

0549881

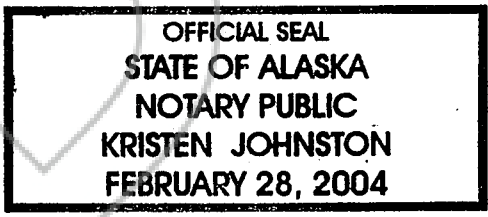
STATE OF ~~ARIZONA~~ ^{ALASKA}
COUNTY OF Third Judicial District

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **MARVIN E. EPPES and GERALDINE I. EPPES, husband and wife**, to me known to be the persons whose names are subscribed to and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes and consideration therein expressed. Said persons provided the following type of identification: Marvin Epps and Geraldine Epps, respectively.

Witness my hand and official seal in the County and State last aforesaid this 19 day of July, 2002.

Kristen Johnston
Notary Signature
Kristen Johnston
Notary Printed
My Commission expires: 2/28/04

Mail Tax Statement to:
Dharmesh Patel
724 West Lancaster Avenue #104
Wayne, PA 19087



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EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/102nd interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 080 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Amended Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B)

of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE ALTERNATE use week within the EVEN numbered years of the SWING SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-28 4-14

COOPER

REQUESTED BY
Produx PA
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 AUG 20 AM 9:18

LINDA SLATER
RECORDER

\$ 17⁰⁰ PAID *KJ* DEPUTY

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