

R.P.T.T. \$ 130

Prepared by:
✓ ProDox, P.A.
(Without examination of title)
3675 20th Street, Suite E
Vero Beach, FL 32960
1-888-477-6369

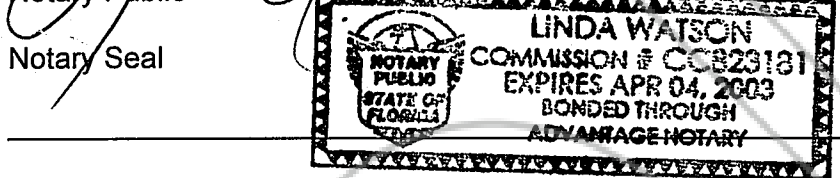
AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater, is \$1,000.00, which amount is equal to or greater than the amount which the property of interest in property transferred would command at a fair and voluntary sale.

Sean O'Haire
Affiant: Sean O'Haire, Esquire (Agent)

Sworn to before me this 28 day of June 2002

Linda Watson
Notary Public



A Portion of APN: 40-370-20

WARRANTY DEED

THIS WARRANTY DEED, Made the 28 day of June, 2002, by **DHARMESH PATEL**, a single adult, hereinafter called the Grantor, to **MASAO WANI and SUSANA WANI, Husband and Wife, as Joint Tenants With Full Rights of Survivorship**, whose mailing address is 3800 Valley Lane, El Sobrante, California 94803, hereinafter called the Grantee.

(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:

A Timeshare estate comprised of:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

(A) An undivided 1/26th interest as tenants in common in and to the common Area of Ridge crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.

(B) Unit No. 302 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

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PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official records, Douglas County, State of Nevada (the "CC&Rs"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN 40-370-20

This being the same property conveyed to Grantor, Dharmesh Patel by Warranty Deed of Robert R. Voisin and Debra Dodd Voisin, Husband and Wife, dated May 1, 2002 and recorded on September 9, 2002 at Book 0902, Page 1967, in the Official Records of Douglas County, Nevada.

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, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions Recorded April 27, 1989 at Book 489, page 3383, as under Document No. 200951 Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns 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.

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

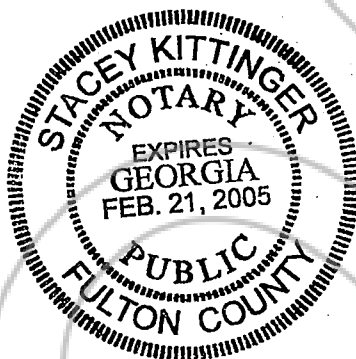
Dharmesh Patel
DHARMESH PATEL, Grantor
724 West Lancaster Avenue, #104
Wayne, PA 19087

STATE OF Georgia
COUNTY OF Fulton

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 **DHARMESH PATEL**, to me known to be the person whose name is subscribed to and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated. Said person provided the following type of identification:

PA-D.L

Witness my hand and official seal in the County and State last aforesaid this 28 day of June, 2002.



Stacey Kittinger
Notary Signature
Stacey Kittinger
Notary Printed
My Commission expires: February 21, 2005

Mail Tax Statement To:
Masao and Susana Wani
3800 Valley Lane
El Sobrante, CA 94803

Record and Return to:
PRODOX, P.A.
(Without examination of title)
2024 58th Avenue
Vero Beach, FL 32966

OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA
Prodox PA
2002 SEP 23 AM 9:46

LINDA SLATER, RECORDER

BY *Kj* #16⁰⁰

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