

PTN APN 1319-30-722-003

Prepared by:

✓ Record and Return to:

PRODOX, P.A.
(Without examination of title)
2024 58th Avenue
Vero Beach, FL 32966
1-888-477-6369

APN: Portion of 42-150-11-9

WARRANTY DEED

R.P.T.T. \$ 130

THIS WARRANTY DEED, Made the 22nd day of July, 2002, by **DENNIS R. MORGAN and ELAINE W. MORGAN, Husband and Wife**, of 1016 South Almar Circle, Mesa, AZ 85204, hereinafter called the Grantor, to **SVACATIONMAN, LLC**, a Pennsylvania limited liability company, of 278 Stone Ridge Drive, Jeffersonville, PA 19403, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

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

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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.

Dennis R. Morgan
DENNIS R. MORGAN, Grantor
1016 South Almar Circle
Mesa, AZ 85204

Elaine W. Morgan
ELAINE W. MORGAN, Grantor
1016 South Almar Circle
Mesa, AZ 85204

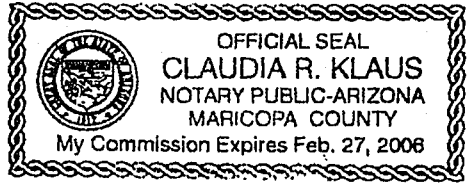
STATE OF ARIZONA
COUNTY OF MARICOPA

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 DENNIS R. MORGAN and ELAINE W. MORGAN, 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: AZ LIC B13219433 and AZ LIC B13050836, respectively.

Witness my hand and official seal in the County and State last aforesaid this 22 day of July, 2002.

Claudia R. Klaus
Notary Signature
CLAUDIA R. KLAUS
Notary Printed
My Commission expires: 2-27-2006

Mail Tax Statement to:
Svacationman, LLC
278 Stone Ridge Drive
Jeffersonville, PA 19403



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EXHIBIT "A"
LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 32 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom Units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 105 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL TWO

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, page 87 of Official Records.

PARCEL THREE

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR

CONTINUED...

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CONTINUED...

- (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.M., and
- (b) An easement for ingress, egress and public utility purposes, 32 feet wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

PARCEL FIVE

The exclusive right to use said UNIT 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 during ONE "use week" within the Fall/Spring "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

Portion of Parcel No. 42-150-11-9

REQUESTED BY
Pro d ox PA
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 SEP 24 AM 9:00

LINDA SLATER
RECORDER

\$17⁰⁰ PAID *KJ* DEPUTY

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