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REQUESTED BY  
*Timeshare Transfer*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA  
2004 JUL 16 PM 12:06  
WERNER CHRISTEN  
RECORDER  
*s. 16 PAID K2 DEPUTY*

Prepared by:  
Record and Return to:  
TIMESHARE TRANSFER, INC.  
(Without examination of title)  
1850 43<sup>rd</sup> Avenue, Suite C-2  
Vero Beach, FL 32960  
1-877-414-9083

APN: 1319-30-643-040  
28-033-32-01

R.P.T.T. \$ 21<sup>45</sup>

**WARRANTY DEED**

**THIS WARRANTY DEED**, Made the 30<sup>th</sup> day of June, 2004, by

**2 D FANNINS, INC., a Texas corporation,**

of 4212 Dauphine Drive, Austin, Texas 78727, hereinafter called the Grantor, to

**BRIAN MITCHELL and LORIE MITCHELL, Husband and Wife,  
as Joint Tenants with Full Rights of Survivorship,**

of 25601 Via Viento, Mission Viejo, California 92691, 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:

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

Grantee's usage shall begin in 2004.

**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.

**BEING** the same property conveyed to Grantor herein by deed of The Ridge Tahoe Property Owners' Association, a Nevada non-profit corporation, dated March 30, 2004 and recorded April 22, 2004 in Book 0404, Page 10469, Official Records of Douglas County, Nevada.

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

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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.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

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

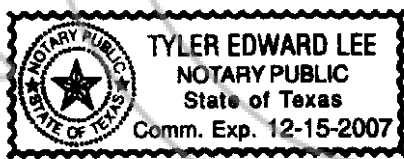
2 D Fannins, INC.  
A Texas Corporation  
4212 Dauphine Drive  
Austin, TX 78727

Daniel Fannin II  
By: Daniel Fannin II  
Title: President

STATE OF TEXAS  
COUNTY OF Travis

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 Daniel Paul Fannin II,  
President of 2 D Fannins, Inc., a Texas corporation, on behalf of said corporation. Identification: TXDL # 13824003

Witness my hand and official seal in the County and State last aforesaid this 30<sup>th</sup> day of June, 2004.



Tyler Lee  
Notary Signature  
Tyler Lee  
Notary Printed  
My Commission expires: 12-15-2007

**Mail Tax Statements to:**  
Mr. and Mrs. Brian Mitchell  
25601 Via Viento  
Mission Viejo, CA 92691

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**EXHIBIT "A"**  
**(28)**

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 1/50<sup>th</sup> interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 33 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, and in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded December 18, 1990 as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declaration.

A portion of APN: 1319-30-643-040

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