

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

A portion of APN: 1319-30-721-001
RPTT \$ 29.25 / TS09005108 - #31-081-10-01
RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION
GRANT, BARGAIN, SALE DEED

2004 JUL 30 AM 10: 29

WERNER CHRISTEN
RECORDER

\$ 15 PAID *LD* DEPUTY

THIS INDENTURE, made July 16, 2004 between **Richard Gabriel Mrozinski**
and **Irene Veronica Mrozinski, Husband and Wife**, Grantor, and **Jeffrey**
Kokinacis, an Unmarried Man and Frances Flynn, an Unmarried Woman,
together as Joint Tenants with Right of Survivorship

WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference;

TOGETHER with the tenements, hereditament 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 all and singular the premises, together with appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Grantor:

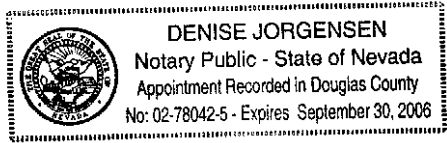
STATE OF NEVADA)

COUNTY OF DOUGLAS) SS)

Richard Gabriel Mrozinski By Resort
Realty LLC, a Nevada Limited
Liability Company, its Attorney-in-Fact
by *Marc B. Preston* Authorized Agent and
Richard Gabriel Mrozinski, By: Resort Realty, LLC,
a Nevada Limited Liability Company, its Attorney-in-
Fact by
Marc B. Preston, Authorized Agent and
Irene Veronica Mrozinski By Resort
Realty LLC, a Nevada Limited
Liability Company, its Attorney-in-Fact
by *Marc B. Preston* Authorized Agent
Irene Veronica Mrozinski, By: Resort Realty, LLC, a
Nevada Limited Liability Company, its Attorney-In-
Fact by Marc B. Preston, Authorized Agent

This instrument was acknowledged before me on 7/27/04 by Marc B. Preston, as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for Richard Gabriel Mrozinski and Irene Veronica Mrozinski, Husband and Wife

Denise Jorgensen
Notary Public



WHEN RECORDED MAIL TO
Jeffrey Kokinacis and Frances Flynn
43399 Saint Andrews Dr.
Indio, CA 92201

MAIL TAX STATEMENTS TO:
Ridge Tahoe Property Owners Association
P.O. Box 5790
Stateline, NV 89449

0620148

BK0704 PG13020

EXHIBIT "A"

(31)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 31 as shown on Tahoe Village Unit No. 3 - 13th 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 081 through 100 (inclusive) as shown on 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; and (B) Unit No. 081 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, 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 Lots 31, 32 or 33 only, for one week each year in the SUMMER "Season" as defined in and in accordance with said Declarations.

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