

16-

REQUESTED BY  
*Timeshare Transfer*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 NOV 12 AM 9:56

WERNER CHRISTEN  
RECORDER

\$16<sup>00</sup> PAID *KJ* 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

A Portion of APN: 1319-30-724-014  
34-013-16-01

R.P.T.T. \$ 25<sup>35</sup>

### WARRANTY DEED

**THIS WARRANTY DEED**, Made the 19<sup>th</sup> day of October, 2004, by

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

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

**THOMAS CATANIA and COLLEEN CATANIA, Husband and Wife,**  
**as Joint Tenants with Full Rights of Survivorship,**

of 2756 North Green Valley Parkway, #217, Henderson, Nevada 89014, 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 2005.

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

0629023

BK1104PG05510

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 10466, Official Records of Douglas County, Nevada.

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.

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*

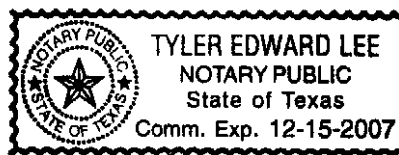
STATE OF TEXAS  
COUNTY OF *Travis*

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 Fannin, II*, as *President* of 2 D Fannins, Inc., a Texas corporation, on behalf of said corporation. Identification: *Texas DL 13824003*

Witness my hand and official seal in the County and State last aforesaid this *21<sup>st</sup>* day of *October*, 2004.

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

Mail Tax Statements to:  
Ridge Tahoe Property Owners' Assoc.  
P.O. Box 5790  
Stateline, NV 89449



0629023

BK1104PG05511

**EXHIBIT "A"**  
**( 34 )**

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 1/38<sup>th</sup> interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) **Unit No. 013** as shown and defined on said Condominium Plan; 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the **PRIME "Season"** as defined in and in accordance with said Declarations.

A portion of APN: 1319-30-724-014

0629023

BK1104PG05512