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DOC # 0636708
02/15/2005 09:25 AM Deputy: PK
OFFICIAL RECORD
Requested By:
TIMESHARE TRANSFER INC

Prepared by:
Record and Return to:
Timeshare Transfer, Inc.
(Without examination of title)
1850 43rd Avenue, Suite C-2
Vero Beach, FL 32960
1-877-414-9083

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0205 PG- 5096 RPTT: 15.60



Parcel Identification Number: 1319-30-724-017

Consideration: \$3,750.00

WARRANTY DEED

THIS WARRANTY DEED, Made this 21 day of December, 2004, by

TIMESHARE COLLECTORS, LLC, a Nevada Limited Liability Company,

of 4444 South Valley View, Suite 222, Las Vegas, Nevada 89103, hereinafter called the Grantor, to

ANDY P. RAMOS and CHARLOTTE E. RAMOS, Husband and Wife,

of 4327 Penca Avenue, Palmdale, California 93552, 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 said Grantor, for and in consideration of the sum of Three Thousand Seven Hundred Fifty and 00/100 (\$3,750.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, does by these presents, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the 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, and agreements.

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.

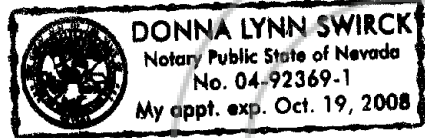
TIMESHARE COLLECTORS, LLC
A Nevada Limited Liability Company
4444 Valley View, Suite 222
Las Vegas, NV 89103

By: [Signature]
Printed Name: Cecilia J Nady
Title: OWNER

STATE OF NEVADA
COUNTY OF Clark

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 Cecilia J Nady as OWNER of **TIMESHARE COLLECTORS, LLC, A Nevada Limited Liability Company**, on behalf of said corporation. Identification: SSN 522-108-0949

Witness my hand and official seal in the County and State last aforesaid this 24 day of December, 2004.



[Signature]
Notary Signature
Notary Printed: Donna Lynn Swirck
My Commission expires: Oct 19, 2008

EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 016 as shown and defined on said Condominium Plan.

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 the 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 Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (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, - and-
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "PRIME SEASON", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

