

16

OFFICIAL RECORD

Requested By:
TIMESHARE TRANSFER INC

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 3 Fee: 16.00
BK-0205 PG- 5102 RPTT: 9.75



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

Consideration: \$2,001.23

Assessors Parcel Number: 1319-30-528-005

WARRANTY DEED

THIS WARRANTY DEED, made this 30 day of January, 2005, 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

**QUYEN DAVID TU and ANNA HUYEN TU,
as Tenants in Common,**

of 8450 Denise Lane, West Hills, California 91304, 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 a valuable consideration, Two Thousand One and 23/100 (\$2001.23) Dollars, lawful money of the United States of America, 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", a copy of which is attached hereto and incorporated herein by this reference.

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

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties thereto.

AND the Grantor hereby covenants with said Grantee that the Grantee 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.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded May 14, 1986, in Book 586, at page 1232, as Document No. 134786 in the official records of Douglas County, Nevada, 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 the appurtenances, unto the said Grantee and their assigns forever.

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 South Valley View, Suite 222
Las Vegas, NV 89103

By *Creighton J. Nady*
Printed Name Creighton 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 *Creighton J. Nady* as *owner* of **TIMESHARE COLLECTORS, LLC, A Nevada Limited Liability Company**, on behalf of said corporation. Identification: *85#522680949*

Witness my hand and official seal in the County and State last aforesaid this *30* day of *January*, 2005.

Donna Lynn Swirck
Notary Signature
Notary Printed: *Donna Lynn Swirck*
My Commission expires: *Oct 19, 2005*

Mail Tax Statement To:
Quyen D. Tu
Anna H. Tu
8450 Denise Lane
West Hills, CA 91304

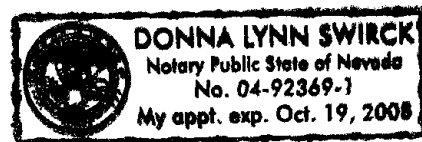


EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL 1:

An undivided 1/102nd interest in and to that certain condominium estate described as follows:

(a) An undivided 1/6th interest as tenants in common, in and to the Common Area of Lot 21 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, in the official records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, in the official records of Douglas County, State of Nevada.

(b) Unit No. A3 as shown and defined on said condominium map recorded as Document No. 93406, in the official records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93406, in the official records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, in the official records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "alternate use week" in EVEN numbered years within the PRIME "use season" as that term is defined in the Second Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, in the official records of Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in the Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

