

OFFICIAL RECORD

Requested By:

STEWART TITLE

A portion of APN: 1319-30-519-010  
RPTT \$ 11.70 / TS09005507 - #50-010-17-01

**THE RIDGE VIEW  
GRANT, BARGAIN, SALE DEED**

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0605 PG-14192 RPTT: 11.70



THIS INDENTURE, made June 13, 2005 between Phyllis M. Murphy, a Married Woman, Grantor, and Robert Giannantonio and Lisa Giannantonio, Husband and Wife as Community Property with Right of Survivorship Grantee;

**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 Declaration of Timeshare Covenants, Conditions and Restrictions recorded December 21, 1984, in Book 1284, Page 1993, as Document No. 111558, of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, as Document No. 114670 of 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 )  
 ) SS  
COUNTY OF DOUGLAS )

*Phyllis M. Murphy By Resort Realty LLC*  
*A Nevada Limited Liability Company its*  
*Attorney-In-Fact by Marc B. Preston*  
*Authorized Agent*

Phyllis M. Murphy, 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 6/28/05 by Marc B. Preston, as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for Phyllis M. Murphy, a Married Woman

*Denise Jorgensen*  
Notary Public



WHEN RECORDED MAIL TO  
Robert Giannantonio and Lisa Giannantonio  
8428 N. 108th Ln.  
Peoria, AZ 85345

MAIL TAX STATEMENTS TO:  
Ridge View Property Owner's Association  
P.O. Box 5790  
Stateline, NV 89449

**EXHIBIT "A"**

**(50)**

**A timeshare estate comprised of:**

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

**(A) An undivided 1/24<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.**

**(B) Unit No. 010 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.**

**Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.**

**Parcel 3: the exclusive right to use said 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 "use week" within the "SUMMER use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".**

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