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08/15/2005 11:01 AM Deputy: KLJ

OFFICIAL RECORD

Requested By:
ANDERSON & DORN

1319-30-631-027

APN: A portion of 40-370-26

RECORDING REQUESTED BY:

✓ ANDERSON & DORN, LTD.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0805 PG- 6415 RPTT: # 5



AFTER RECORDING MAIL TO:

ANDERSON & DORN, LTD.
500 Damonte Ranch Pkwy., Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

KARA ANN SPRAGG
136 Papermill Road
New Milford, CT 06776

RPTT: \$0.00 Exempt (5)

Exempt (5): A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

RALPH W. SPRAGG AND NANCY B. SPRAGG, husband and wife,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

KARA ANN SPRAGG

ALL that real property situated in the **County of Douglas**, State of Nevada, more particularly described in Exhibits "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To:
1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

EXHIBIT "A"

Legal Description:

A Timeshare estate comprised of:

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

- (A) An undivided 1/26th interest as tenants in common, in an to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. 308 as shown and defined on said condominium map recorded as Document No. 183624, 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 Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

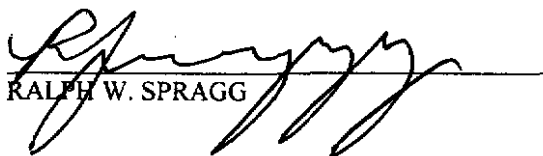
PARCEL 3: An exclusive right to the use of condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&Rs"). The above described exclusive and non-exclusive rights may be applied to any available unit in the Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

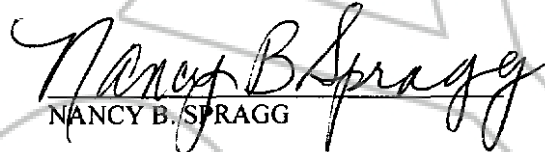
A Portion of APN: 40-370-26



This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 28 day of July, 2005.


RALPH W. SPRAGG


NANCY B. SPRAGG

STATE OF Florida }
COUNTY OF Polk } SS:
}

 **Cynthia R. Peterson**
Commission # DD266986
Expires: Nov. 13, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

This instrument was acknowledged before me, this

28 day of July, 2005,
by RALPH W. SPRAGG AND NANCY B. SPRAGG


Notary Public

