

OFFICIAL RECORD
Requested By:
TIMESHARE TRANSFER INC

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0905 PG- 1563 RPTT: 3.90



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

ptw: APN: 1319-30-712-001

Consideration: \$1000.00

WARRANTY DEED

THIS WARRANTY DEED, Made this 15 day of August, 2005, by

RONALD I. BALLARD and SUSAN (CAPOBIANCO) BALLARD, Husband and Wife,

of 8603 East Jenan Drive Scottsdale, Arizona 85260, hereinafter called the Grantor, to

TIMESHARE SOLUTIONS, LLC, a Nevada Limited Liability Company,

of 4444 South Valley View, Suite 222, Las Vegas, Nevada 89103, 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 Ten and 00/100 (\$10.00) 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 the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

Intending to describe and convey the same property conveyed to Grantor herein by Grant, Bargain, Sale Deed of Ridge Pointe Limited Partnership, A Nevada limited partnership, dated December 2, 2002 and recorded December 17, 2002 in Book 1202 at Page 07283 in the Official Records of Douglas County, Nevada.

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, agreements and the Declaration of Timeshare Covenants, Conditions and Restrictions dated October 9, 1997 and recorded November 5, 1997, as Document No. 0425591, Book 1197, Page 0678, 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 the appurtenances, unto the said Grantee and Grantee's assigns 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.

Ronald I. Ballard
RONALD I. BALLARD, Grantor
8603 E. Jenan Dr.
Scottsdale, AZ 85260

Susan (Caponianco) Ballard
SUSAN (CAPOBIANCO) BALLARD, Grantor
8603 E. Jenan Dr.
Scottsdale, AZ 85260

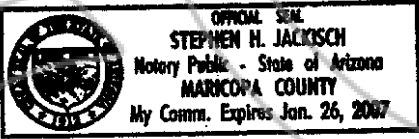
STATE OF ARIZONA

COUNTY OF MARICOPA

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 **RONALD I. BALLARD and SUSAN (CAPOBIANCO) BALLARD**, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Identification: Susan (Caponianco) Ballard and Ronald Ballard respectively.

Witness my hand and official seal in the County and State last aforesaid this 15 day of August, 2005.



Stephen H. Jackisch
Notary Signature
STEPHEN H. JACKISCH
Notary Printed
My Commission expires: 1/26/07

EXHIBIT "A"
(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East 81.16 feet; thence South 58°48'39" West 57.52 feet; thence North 31°11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet the chord of said curve bears North 60°39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in ODD-numbered years in accordance with said Declaration.

A portion of APN: 1319-30-712-001

