

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00

BK-1005 PG-11531 RPTT: 0.00



A Portion of APN: 1319-30-643-044
R.P.T.T. -0-
Interval #28-037-13-01

Mail Tax Statements to:
Ridge Tahoe P.O.A.
P.O. Box 5790
Stateline, NV 89449

When Recorded Mail to:
Ridge Tahoe P.O.A.
P.O. Box 5790
Stateline, NV 89449

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 6th day of OCTOBER, 2005, by and between **JOHN LE PETITT and IDA PETITT, husband and wife**, Party of the First Part/Grantor, and Ridge Tahoe Property Owner's Association, a Nevada non-profit corporation, Party of the Second Part/Grantee,

WITNESSETH:

That the said Party of the First Part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America to him in hand paid by the said Party of the Second Part, the receipt of whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the said party of the Second Part, and to his heirs and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Party of the Second Part, and to his heirs and assigns forever.

This Deed in Lieu of Foreclosure is an absolute conveyance, the Party of the First Part having sold said land to the Party of the Second part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by **JOHN LE PETITT and IDA PETITT, husband and wife**, to STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, Trustee for Ridge Tahoe Property Owner's Association, a Nevada non-profit corporation, Beneficiary, recorded on January 6, 1994, in Book 194, Page 907 as Instrument No. 326914, Official Records of Douglas County, Nevada. Party of the First Part declare(s) that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed in Lieu of Foreclosure between the parties hereto with respect to the property hereby conveyed.

IN WITNESS WHEREOF, the party of the First Part has executed this conveyance the day and year first hereinabove written.

John Le Petitt
John Le Petitt

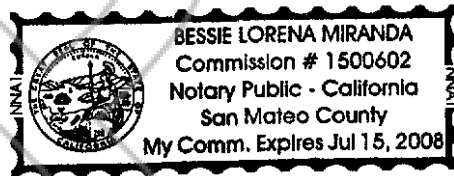
Ida Petitt
Ida Petitt

STATE OF CALIFORNIA
COUNTY OF SAN MATEO :SS

On this 6th day of OCTOBER, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Le Petitt and Ida Petitt known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Bessie Lorena Miranda
NOTARY PUBLIC



THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY



AFFIDAVIT

STATE OF NEVADA)
 :ss
COUNTY OF DOUGLAS)

Ridge Tahoe Property Owner's Association, a Nevada non-profit corporation, Grantee herein, being first duly sworn upon oath, deposes and says:

That he or she has read the foregoing Deed In Lieu of Foreclosure and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge; that the parties named as Grantees in executing this Affidavit hereby accept said Deed in Lieu of Foreclosure and agree to its terms and covenants and approve the warranties therein contained.

RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION, a Nevada non-profit corporation

R.W. Dunbar

R.W. DUNBAR
Authorized Agent



Subscribed, Sworn to and Acknowledged before me this 4th day of October, 20 05.

Theresa A. Drew
NOTARY PUBLIC

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STEWART TITLE OF DOUGLAS COUNTY



EXHIBIT "A"

(28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 37 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

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STEWART TITLE OF DOUGLAS COUNTY

