

OFFICIAL RECORD
Requested By:
TIMESHARE TRANSFER INC

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1105 PG- 9141 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

APN: 1319-30-712-001

Consideration: \$1,000.00

RPH \$3.90

WARRANTY DEED

THIS WARRANTY DEED, Made this 3 day of November, 2005, by

TIMESHARE SOLUTIONS, LLC, a Nevada Limited Liability Company,

of 4444 South Valley View, Suite 222, Las Vegas, Nevada 89103, hereinafter called the Grantor, to

STEPHEN D. REYNOLDS, individually,

of 2243 Saint George Drive, Concord, California 94520, 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 One Thousand and 00/100 (\$1,000.00) 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 Ronald I. Ballard and Susan (Capobianco) Ballard, dated August 15, 2005 and recorded September 6, 2005 in Book 0905 at Page 1563, as Document 0654336 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;

Grantee's usage shall begin in 2007.

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.

TIMESHARE SOLUTIONS, LLC
A Nevada Limited Liability Company
4444 South Valley View, Suite 222
Las Vegas, NV 89103

By: *Cynthia J. Nady*
Printed Name: Cynthia 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 *Cynthia J. Nady* as *owner* of **TIMESHARE SOLUTIONS, LLC, A Nevada Limited Liability Company**, on behalf of said company. Identification: *87-522-68-0944*

Nov Witness my hand and official seal in the County and State last aforesaid this *3* day of _____, 2005.

Donna Lynn Swirck
Notary Signature
Notary Printed: *Donna Lynn Swirck*
My Commission expires *Oct 19, 2008*

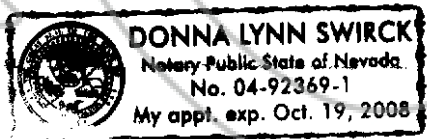


EXHIBIT "A"
(160)

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

