

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0106 PG- 5817 RPTT: 3.90



Mail Tax Documents To:  
TTC Holdings, LLC  
1704 Suwannee Circle  
Waunakee, WI 53597

Prepared By and Return To:  
Stephanie Ringstad  
1704 Suwannee Cir.  
Waunakee, WI 53597

Assessors Parcel # 1319-30-527-003 *PTN*

WARRANTY DEED

This Indenture, Made this November 23, 2005, between Florida Veterans Assistance Association, whose address is 8310 N. Thatcher Ave., Tampa, FL 33614, hereinafter called the "Grantor"\*, and TTC Holdings, LLC, whose address is 1704 Suwannee Circle, Waunakee, WI 53597, hereinafter called the "Grantee"\*.

**Witnesseth:** That said Grantor, for good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Douglas County, Nevada to wit:

Time Share Legal Description for Ridge Sierra, (Unit A2, Swing Season), of which is attached hereto as Exhibit "A" and incorporated herein by this reference.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and the First Amended and Restrictions Declaration of Time Share Covenants, Conditions and Restrictions Recorded May 14, 1986 at Book 586, Page 1232, as under Document No. 134786, in Official Records Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

This transfer of ownership will begin with the 2006 use week.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

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**Grantor: Florida Veterans Assistance Association**

**Grantee: TTC Holdings, LLC**

**Resort: Ridge Sierra (Unit A2, Swing Season)**

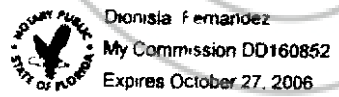
Grantor: *Joel Markman*  
Joel Markman  
(President)

Witness: *Luxberry McBride*  
Witness: *[Signature]*

State of FL, County of Hillsborough

I, DIONISIA FERNANDEZ certify that Joel Markman came before me this 17 day of NOVEMBER 2005 and acknowledged that he is the President of Florida Veterans Assistance Association, and that he, as the President, has executed the foregoing on behalf of Florida Veterans Assistance Association.

*Dionisia Fernandez* (SEAL)  
Notary Public  
My Commission Expires 10/27/2006



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**EXHIBIT "A"**

A timeshare estate comprised of:

**PARCEL 1:**

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

- (a) An undivided 1/6<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 20 of **Tahoe Village Unit No. 1**, as shown on the map recorded December 27, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.
- (b) **Unit No. A2** as shown and defined on said condominium map recorded as Document No. 93406, 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 Areas as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

**PARCEL 3:**

An exclusive right to the use of a 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 **SWING "Use Season"** as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra, recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "Use Week" in the above-referenced "Use Season" as more fully set forth in the CC&R's.

