When recorded, return to: MARK H. NEIDICH 4137 EAST ALAN LANE PHOENIX, ARIZONA 85028 12W 1319.30.72 001

0670807 03/24/2006 02:31 PM Deputy: KLJ OFFICIAL RECORD Requested By: CAPITAL STRATEGIES GROUP LLC

Douglas County - NV Werner Christen - Recorder

Page: 0£ 2 Fee: BK-0306 PG- 9114 RPTT:

15.00



## SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, we, MARK NEIDICH and KIM NEIDICH, husband and wife, (as "Grantors") hereby grant and convey to:

MARK H. NEIDICH and KIMBERLY A. NEIDICH as Trustees, or their successors in trust, under THE NEIDICH FAMILY LIVING TRUST, DATED FEB 2 8 2006 (as "Grantee") all of our right, title and interest in the following real property situated in the County of DOUGLAS, State of NEVADA:

## SEE SCHEDULE "A"

Title to the property is warranted by Grantors as against all acts of Grantors and none other. We covenant that we convey and warrant specially the title against all persons claiming under us.

The name and address of the Beneficiaries of this trust are:

MARK H. NEIDICH and KIMBERLY A. NEIDICH 4137 EAST ALAN LANE PHOENIX, ARIZONA 85028

This Deed Dated	FEB 2 8 2006	/ / /	
		Mark N	will
~ \	\	MARK NEIDICH	_
STATE OF ARIZONA	) )ss.	Fin Veil	dick
COUNTY OF MARICOF	Α )	KIM NEIDICH /	
		_/ /	
On FEB 2 8 2006	, before me, th	e undersigned, a Notary Pu	blic in and for said County and
State, personally appea	red MARK NEIDICH	I and KIM NEIDICH, known	to me (or proved to me on the

basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same. WITNESS my hand and official seal.

GEOFFREY W. WHITE Notary Public - Arizona Maricopa County ty Commission Expires March 5, 2007

My Commission Expires:

**Notary Public** 

## SCHEDULE "A"

The following described real property situated in DOUGLAS County, NEVADA:

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 1/2652<sup>nd</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 – 14<sup>th</sup> 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 the 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 recorder 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: 1319-30-72-001

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.



03/24/2006