

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0406 PG- 4656 RPTT: 1.95



PTN: OF APN 1319-30-712-001

This document prepared by (and after recording return to):

✓ Timeshare Liquidators, LLC.  
Michael Riggs  
PO Box 802  
Weaverville, NC 28787

Mail Tax Statements To:

Kenneth M. Gidner  
2450 Market Street Apt. 301  
San Francisco, CA 94114

Brief description for the index: The Ridge Pointe 1/1326<sup>th</sup> Interest  
APN: 0000-40-050-450

**WARRANTY DEED**

THIS DEED made this 27th day of March, 2006, by and between

**GRANTOR**

Robert Mantho  
Diane Mantho, FKA Diane Feldman  
203A Reserve Green Drive  
Morehead City, NC 28557

**GRANTEE**

Kenneth M. Gidner  
2450 Market Street Apt. 301  
San Francisco, CA 94114

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of THREE HUNDRED FIFTY NINE DOLLARS (\$359.00), in hand paid by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantees, their heirs and assigns forever, the following described real property situated in the County of Douglas, State of 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 1/1326<sup>th</sup> interest in and to Lot 160 as shown and defined 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 of Douglas County, Nevada; 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 subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and 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 of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997, as Document No. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, 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.

**DERIVATION:** Being the same property conveyed unto Grantor by deed recorded in the Official Records of Douglas County, Nevada in Book 798 Page 7014.

**This property is being conveyed without the benefit of a title search.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Robert Mantho  
ROBERT MANTHO

Diane Mantho FKA Diane Feldman  
DIANE MANTHO, FKA DIANE FELDMAN

NOTARY SEAL

(STATE) South Carolina COUNTY) Carteret

Bessely W. Daniel A Notary Public of the County and state aforesaid, certify that Robert Mantho and Diane Mantho, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 7th day of April, 2006

Bessely W. Daniel (Notary Public)

My commissions expires April 14, 2010

SEAL