

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS  
COUNTY

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-0806 PG- 2015 RPTT: 5.85



A portion of APN: 1319-30-631-018  
RPTT \$5.85

THE RIDGE CREST  
GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made July 10, 2006 between Ridge Crest Property Owners Association, a Nevada non-profit corporation, Grantor, and Bob H. Osborne and Athena C. Osborne, Husband and Wife as Joint Tenants with Right of Survivorship Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference;

TOGETHER with the tenements, hereditament 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 Declaration of Timeshare Covenants, Conditions and Restrictions recorded April 27, 1989 at Book 489, Page 3383, as Document No. 200951, 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;

TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

STATE OF NEVADA )  
 ) SS  
COUNTY OF DOUGLAS )

Grantor  
Ridge Crest Property Owners Association,  
a Nevada non-profit corporation  
BY: Resort Realty, LLC, a Nevada Limited  
Liability Company, its Attorney-In-Fact

Marc B. Preston, Authorized Signature

This instrument was acknowledged before me on 7/11/06  
by Marc B. Preston, as the authorized signer of Resort Realty LLC, a  
Nevada Limited Liability Company as Attorney-In-Fact for the Ridge  
Crest Property Owner's Association, a Nevada non-profit corporation.

Notary Public



WHEN RECORDED MAIL TO  
Bob H. Osborne and Athena C. Osborne  
4540 SW Masters Loop, Apt 212  
Aloha, OR 97007-1453

MAIL TAX STATEMENTS TO:  
Ridge Crest Property Owner's Association  
P.O. Box 5790  
Stateline, NV 89449

**EXHIBIT "A"**

(49)

A timeshare estate comprised of:

**PARCEL 1:** An undivided 1/102nd interest in and to that certain condominium estate described as follows:

(A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.

(B) Unit No. 209 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

**PARCEL 2:** a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, 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 "ALTERNATE USE WEEK" within the ODD -numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of 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 Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.

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