

17/ 2 APN NO. 1314-30-631-006

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OFFICIAL RECORD  
Requested By:  
ERIC BYRD

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0806 PG- 4779 RPIT: 1.95



Deed Prepared By and Return To:  
Timeshare Sales, Inc.  
(without examination of title)  
P.O. Box 833  
Waukesha, WI 53187  
250-417-2543  
262-650-2494 Fax

Space Above This Line for Recorder's Use Only

STATE OF NEVADA  
COUNTY OF DOUGLAS

### WARRANTY DEED

The Ridge Crest

THIS DEED OF CONVEYANCE made this 11<sup>th</sup> day of August, 2006 by and between **Eric Byrd, (Grantor)**, whose address is 5325 Elkhorn Blvd #231, Sacramento, CA 95842 and **Reyes Rincon and Sharon Rincon, Joint Tenants With Right of Survivorship, (Grantee)**, whose address is 1683 Lantana Circle, New Braunfels, TX 78130.

#### WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property located in the County of Douglas and the State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appurtenant 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, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions recorded April 27, 1989 at Book 489, Page 3383, as Document No. 200951, 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 their assigns forever.

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

Eric Byrd  
(Grantor) Eric Byrd  
5325 Elkhorn Blvd #231  
Sacramento, CA 95842

**ACKNOWLEDGMENT**

STATE OF California  
COUNTY OF Sacramento

On this 1<sup>th</sup> day of August, 2006, before me, a notary public, personally appeared Eric Byrd, known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged that he had executed the same for the purposes therein set forth.

In witness whereof, I hereunto set my hand and official seal



M. Gonzalez  
(notary public)

My commission expires: 08/01/10

SEE ATTACHED CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT DATED 08/11/06

**ACKNOWLEDGMENT**

State of California

County of Sacramento

On 08/11/06 before me, M. Gonzalez, Notary Public, personally appeared

Eric Byrd,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature M. Gonzalez

EXHIBIT "A"

A Timeshare estate comprised of:

- PARCEL 1: An undivided 1/51<sup>st</sup> 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. 106 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 for 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 "USE WEEK" 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&Rs"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN 40-370-06

