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DOC # 0690278
12/07/2006 03:28 PM Deputy: GB

OFFICIAL RECORD

Requested By:

TIMESHARE CLOSING SERVICES

INC

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1206 PG- 2591 RPTT: 1.95



APN: 1319-30-631-014

MN

Recording requested by:
Rolland T. Gepford
and when recorded mail to:
Timeshare Closing Services, Inc.
7345 Sand Lake Road, #303
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # PM09200659

Consideration: \$197.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Rolland T. Gepford and Linda Simons Gepford, husband and wife as joint tenants with the right of survivorship, whose address is c/o 7345 Sand Lake Road, Ste 303, Orlando, Florida, 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Robert D. Kramer and Chloe Pigeon, together as tenants in common, each to have 50% interest, whose address is 5304 Hunt Club Way, Sarasota, FL 34238, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Crest, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Document Date: October 27, 2010

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

[Signature]
Witness:
LATISHA GAINOUS

[Signature]
Rolland T. Gepford by Patrick Murray, as the true and lawful attorney in fact under that power of attorney attached herewith

[Signature]
Witness:
AMYLUGO

[Signature]
Linda Simons Gepford by Patrick Murray, as the true and lawful attorney in fact under that power of attorney attached herewith

STATE OF Florida) SS
COUNTY OF Orange)

On October 27, 2010, before me, the undersigned notary, personally appeared, Patrick Murray, as the true and lawful attorney in fact under that power of attorney attached herewith for Rolland T. Gephard and Linda Simons Gephard, husband and wife as joint tenants with the right of survivorship, 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.

NOTARY PUBLIC-STATE OF FLORIDA
Amy Lugo
Commission # DD577491
Expires: JULY 24, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

SIGNATURE: [Signature]
AMYLUGO

My Commision Expires: July 24, 2010

Mail Tax Statements To: Robert D. Kramer, 5304 Hunt Club Way, Sarasota, FL 34238

Exhibit "A"

File number: PM09200659

Parcel 1: An Undivided 1/102 interest in and to that certain condominium estate described as follows:

(a) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest Condominiums as said in 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 183624.

(b) ^{Unit} 306 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 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" within the Even, 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 "use week" as more fully set forth in the CC&R's.

A portion of APN 40-370-24

