

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0107 PG- 1378 RPTT: 17.55

A portion of APN: 1319-30-643-012
RPTT \$17.55 / TS09006201 - #28-011-31-72
RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION
GRANT, BARGAIN, SALE DEED



THIS INDENTURE, made December 2, 2006 between Elizabeth O. Abuan ^{and} Robert Bides, Wife and husband who acquired title as Elizabeth O. Abuan, a single woman and Robert Bides, single man together as joint tenants with right of survivorship, Grantor, and Hallie Mayo Ratcliff and Charlotte Ann Ratcliff, 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 the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as Document No. 96758, Book 284, Page 5202, 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.

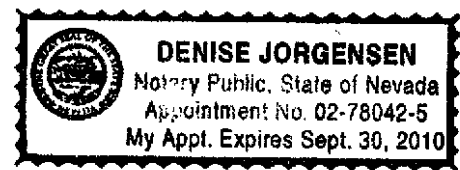
The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

Grantor: Elizabeth O. Abuan By Resort Realty LLC
a Nevada limited liability company its
Attorney-in-Fact by Marc B. Preston
Authorized Agent and
Elizabeth O. Abuan, By: Resort Realty, LLC, a Nevada Limited Liability Company, its Attorney-In-Fact by Marc B. Preston, Authorized Agent and
Robert Bides By Resort Realty LLC a
Nevada limited liability company its
Attorney-in-Fact by Marc B. Preston
Authorized Agent
Robert Bides, By: Resort Realty, LLC, a Nevada Limited Liability Company, its Attorney-In-Fact by Marc B. Preston, Authorized Agent

This instrument was acknowledged before me on 1/2/07 by Marc B. Preston, as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for Elizabeth O. Abuan and Robert Bides, Wife and husband who acquired title as Elizabeth O. Abuan, a single woman and Robert Bides, single man together as joint tenants with right of survivorship

Denise Jorgensen
Notary Public



WHEN RECORDED MAIL TO
Hallie Mayo Ratcliff and Charlotte Ann Ratcliff
6906 Newport Dr.
Amarillo, TX 79124

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

EXHIBIT "A"

(28)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 011 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type conveyed, in Lot 28 only, for one week every other year in ODD -numbered years in accordance with said Declarations.

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