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DOC # 0692564
01/11/2007 02:18 PM Deputy: CF

OFFICIAL RECORD

Requested By:

TIMESHARE CLOSING SERVICES

INC

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0107 PG- 3345 RPTT: 3.90



APN: 1319-30-712-001

Recording requested by:
David B. Kligerman
and when recorded mail to:
Timeshare Closing Services, Inc.
7345 Sand Lake Road, #303
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # TR09180656

Consideration: \$399.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, David B. Kligerman and Karen L. Kligerman, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is care of 7345 Sand Lake Road Suite 303, Orlando, FL 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Robert O. Bernstein and Helen A. Hernandez, together as joint tenants with rights of survivorship, whose address is PO box 13, Carmichael, CA 95609-0013, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Pointe Resort, 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: Jan 8, 2007

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

[Signature]
Witness: **LATISHA GAINOUS**

[Signature]
David B. Kligerman by Chad Newbold, as the true and lawful attorney in fact under that power of attorney attached herewith

[Signature]
Witness: **VECHEAMONY LIM**

[Signature]
Karen L. Kligerman by Chad Newbold, as the true and lawful attorney in fact under that power of attorney attached herewith

STATE OF Florida, SS
COUNTY OF Orange

On Jan 8, 2007, before me, the undersigned notary, personally appeared, Chad Newbold as the true and lawful attorney in fact under that power of attorney attached herewith for David B. Kligerman and Karen L. Kligerman, Husband and Wife as Joint Tenants with 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
Vecheamony Lim
Commission # DD610856
Expires: NOV. 01, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

SIGNATURE: [Signature]

My Commision Expires: 11/01/2010

Mail Tax Statements To: Robert O. Bernstein, PO box 13, Carmichael, CA 95609-0013

Exhibit "A"

File number: TR09180656

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 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31 11'12" East 81.16 feet; thence South 58 48'39" West 57.52 feet; thence North 31 11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18 23'51", an arc length of 57.80 feet the chord of said curve bears North 60 39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; 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 as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one use Period every other year in EVEN - numbered years in accordance with said Declaration.

A portion of APN: 1319-30-712-001