

OFFICIAL RECORD  
Requested By:  
JACKIE MARTIN

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0207 PG- 6445 RPTT: 1.95



1319-30-644-036 (PTN)

Assessor's Parcel Number: 42-284-03

Recording Requested By: Jackie Martin  
Name: Timeshare Campground Clearinghouse  
Address: PO Box 2582  
City/State/Zip: Clarkesville, GA 30523

Mail Tax Statements to:  
Name: Martin + Elina Kalberer  
Address: 407 Camberly Way  
City/State/Zip: Redwood City, CA 94061

Please complete Affirmation Statement below:

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

-OR-

I the undersigned hereby affirm that this document submitted for Recording contains the social security number of a person or persons as required by law: \_\_\_\_\_ (state specific law)

Jackie Martin  
Signature (Print name under signature)  
JACKIE MARTIN

Deeds Administrator  
Title

WARRANTY Deed - The Ridge Tahoe

(Title of Document)

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from: \_\_\_\_\_ (Document Title), Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Document # \_\_\_\_\_ recorded \_\_\_\_\_ (Date) in the Douglas County Recorders Office.

-OR-

If Surveyor, please provide name and address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This page added to provide additional information required by NRS 111.312 Sections 1-4.

(Additional recording fees apply)

This Instrument Prepared By and Returned To:  
Timeshare and Campground Clearinghouse, Inc.  
Attn: Jackie Martin  
Post Office Box 2582  
Clarksville, GA 30523

**PORTION OF APN: 42-284-03**  
**STATE OF NEVADA**  
**COUNTY OF DOUGLAS**

**WARRANTY DEED**  
**THE RIDGE TAHOE**

**THIS DEED**, Made this 9th day of January 2007, between **Ronald J. Ryan and Sheri M. Ryan, Husband and Wife As Joint Tenants With Right of Survivorship** whose mailing address is 31905 Corte Mendoza, Temecula, California 92952 as parties of the first part hereinafter called the "Grantor" and **Martin Kalberer and Elina Kalberer, Joint Tenants With Right of Survivorship**, whose mailing address is 407 Camberly Way, Redwood City, California 94061 as parties of the second part hereinafter called the "Grantee."

**WITNESSETH**

That the Grantors, in consideration of Five Hundred and 00/100 Dollars, (\$500.00), and no other good and valuable Consideration to them paid by the Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey, subject to restrictions, easements and other conditions hereinafter contained, unto the aforesaid Grantee, their heirs, devisees, successors and assigns all that certain property located and situated in Douglas County, State of Nevada, more particularly described on "Exhibit A" attached hereto and incorporated herein by this reference:

**TOGETHER** with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

This property also known as that as recorded by Grant, Bargain, Sale Deed on the 10th day of January 1991, Book 191 Page 1173 Instrument Number, 242667, in the Office of the County Recorder of Douglas County, Nevada.

**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. 96759, 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 the appurtenances, unto the said Grantee and Grantee's assigns forever.

**EXHIBIT "A" (37)**

**A TIMESHARE ESTATE COMPRISED OF:**

**PARCEL ONE:** An undivided 1/102<sup>nd</sup> interest in and to that certain condominium as follows:

- (A) An undivided 1/106<sup>th</sup> interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map. Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except there from Units 039 through 90 (inclusive) and Units 141 through 204 (inclusive) as shown and defined as that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 069 as shown and defined on said last Condominium Plan.

**PARCEL TWO:**

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, re-recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.0.6.M.; and
- (B) an easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 3, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

**PARCEL THREE**

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No-3-10<sup>th</sup> Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.0.6.M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173 Page 229 of Official Records and in modification thereof; (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976 as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

**PARCEL FOUR**

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over on and through Lots 29, 30, 35, 39, 40 and 41 as shown on Tahoe Village Unit no. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada with a Section 30, Township 13 North, Range 19 East M.D.0.6 M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984 as Document No. 96758 and as amended from time to time of Official Records of Douglas County, Nevada.

**PARCEL FIVE**

The Exclusive right to use any UNIT of the same Unit Type as described in the Amended Declaration of Annexation of the Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, Douglas County, during ONE ALTERNATE use week within the EVEN numbered years of the PRIME SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

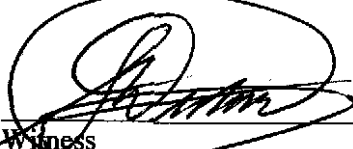
The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "Use season"



IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:

GRANTOR (S):

  
\_\_\_\_\_  
Witness

SEAN M. TESTAR  
\_\_\_\_\_  
Print Name

Patrick Ryan  
\_\_\_\_\_  
Witness

Patrick Ryan  
\_\_\_\_\_  
Print Name

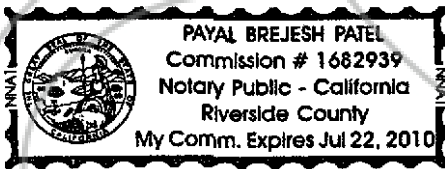
By: Ronald J. Ryan  
\_\_\_\_\_  
RONALD J. RYAN

By: Sheri M. Ryan  
\_\_\_\_\_  
SHERI M. RYAN

STATE OF California  
COUNTY OF Riverside

The Foregoing instrument was acknowledged before me this 26 day of January, 2007, by the Grantors herein **Ronald J. Ryan and Sheri M. Ryan**, and that they are ~~personally known to me~~ or has produced proper identification and they acknowledged that they executed the instrument herein.

Payal Brejesh Patel  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: July 22, 2010  
(SEAL)



MAIL TAX STATEMENTS TO:  
MARTIN KALBERER AND ELINA KALBERER  
407 CAMBERLY WAY  
REDWOOD CITY, CA 94061