

16-

PTN APN 1319-30-631-025

APN: A portion of 40-370-24

Recording requested by:  
An Employee of  
and when recorded mail to:  
Title Outlet, Inc.  
2710 Rew Circle, Suite 300  
Ocoee, FL 34761

Escrow # G04200754

DOC # 0708921  
09/07/2007 04:03 PM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
TITLE OUTLET INC

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0907 PG- 1527 RPTT: 0.00



Consideration: \$89.00

**Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **John Theron Phelps and Elaine L. Phelps, husband and wife as joint tenants with right of survivorship**, whose address is 42 Chilton Ave, San Carlos, CA 94070, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: **Lee A. Istenes, a single man**, whose address is 1750 N. Keim St., Pottstown, PA 19464 "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as The 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: July 17, 2007

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

[Signature]

[Signature]

Witness Printed Name Teresa Hoffer

**John Theron Phelps**  
Address: 42 Chilton Ave San Carlos, CA  
94070

[Signature]

[Signature]

Witness Printed Name Emelita Cottrell

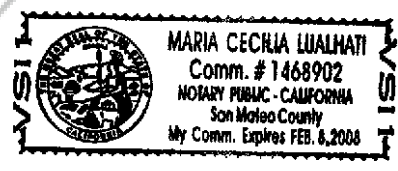
**Elaine L. Phelps**  
Address: 42 Chilton Ave San Carlos, CA  
94070

STATE OF CALIFORNIA ) SS  
COUNTY OF SAN MATEO )

On JULY 17, 2007, before me, the undersigned notary, personally appeared, **John Theron Phelps and Elaine L. Phelps, 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.

SIGNATURE: [Signature]



My Commission Expires: FEB 8, 2008

Mail Tax Statements To:

**EXHIBIT "A" (49)**

A Timeshare estate comprised of:

PARCEL 1: An undivided 1/51st 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 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. 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 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: 40-370-24

Escrow No. G04200754