

A.P.N.# A ptn of 1319-30-631-016

R.P.T.T. \$ 11.70
ESCROW NO. TS492073601
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
Same as Below

WHEN RECORDED MAIL TO:
Ridge Crest P.O.A.
P.O. Box 5790
Stateline, NV 89449

DOC # **0715300**
12/27/2007 10:04 AM Deputy: SD
OFFICIAL RECORD
Requested By:
STEWART TITLE

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-1207 PG- 5547 RPTT: 11.70



(Space above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **TIMESHARE SOLUTIONS, LLC**, a Nevada Limited Liability Company


in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RIDGE CREST PROPERTY OWNER'S ASSOCIATION**, a Nevada non-profit corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **Douglas** State of Nevada, bounded and described as follows:

The Ridge Crest, One Bedroom, Every Year Use, Week #49-207-36-01, Stateline, NV 89449. See Exhibit 'A' attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **December 15, 2007** **Timeshare Solutions, LLC**
a Nevada Limited Liability Company

BY: 
Creighton J. Nady
Managing Member

STATE OF Nevada }
COUNTY OF Clark } ss.

This instrument was acknowledged before me on 12/21/07
by Creighton J. Nady



Signature Lori L. Galarza
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

AFFIDAVIT
(Ridge Crest Property Owners Association)

STATE OF NEVADA)
)
County of Douglas) SS

Ridge Crest Property Owners Association, being first duly sworn upon oath, deposes and says:

That, for purposes of accepting delivery of the foregoing Deed in Lieu of Homeowners Assessment Foreclosure and affiant executing this Affidavit, he is a duly authorized officer or agent of the Grantee named therein; that he has read the Deed in Lieu of Homeowners Assessment Foreclosure and knows the contents thereof; that to the best of his knowledge, there is no statement contained in the terms, warranties and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following proviso, Grantee hereby accepts said Deed in Lieu of Homeowners Assessment Foreclosure and agrees to its terms and covenants and approves the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matters appearing in the public records attaching subsequent to the recording of the original conveyance which affects the property deeded and provided further that Grantor is the sole, titled, record owner of the property.

Ridge Crest Property Owners Association

By: *Marc B. Preston*
Marc B. Preston, Agent

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



Subscribed, sworn to and acknowledged before me on 12/19/07

Theresa A. Drew
Notary Public

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. 207 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 and for the 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&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: 1319-30-631-016

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF NEVADA, WESTERN DIVISION