

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00  
BK-0108 PG-2210 RPTT: 1.95



Prepared by:  
Record and Return to:  
Timeshare Transfer, Inc.  
(Without examination of title)  
✓ 1850 43<sup>rd</sup> Avenue, Suite C-2  
Vero Beach, FL 32960  
1-877-414-9083

**Mail Tax Statements to:**  
Jian-zhong Zhou  
Min Yang  
116 Engelhart Drive  
Folsom, CA 95630

APN: 1319-30-044-087 ATN

Consideration: \$426.32

## WARRANTY DEED

THIS WARRANTY DEED, Made this 6<sup>th</sup> day of December, 2007, by

**RUSSELL L. LEINO and KAY M. LEINO, Husband and Wife,**  
of P. O. Box 5426, El Dorado Hills, California 95762, hereinafter called the Grantor, to

**JIAN-ZHONG ZHOU and MIN YANG, Husband and Wife,**  
**As Joint Tenants with Rights of Survivorship**  
of 116 Engelhart Drive, Folsom, California 95630, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, That said Grantor, for and in consideration of the sum of Four Hundred Twenty-Six and 32/100 Dollars (\$426.32), lawful money of the United States of America, Paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee, Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, bounded and described as follows:

**SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF. EXHIBIT "B" IS ATTACHED TO MORE ACCURATELY DESCRIBE THE TIMESHARE  
CONDOMINIUM ESTATE BEING CONVEYED.**

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances unto the said Grantee and their assigns forever.

Intending to describe and convey the same property conveyed to Grantor herein by Grant, Bargain and Sale Deed of Aldo J. Burdi, dated November 7, 2000 and recorded December 1, 2000 as Document No. 0504245, in Book 1200 at Page 0035, in the Official Records of Douglas County, Nevada.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Russell L. Leino

RUSSELL L. LEINO, Grantor  
P. O. Box 5426  
El Dorado Hills, CA 95762

Kay M. Leino

KAY M. LEINO, Grantor  
P. O. Box 5426  
El Dorado Hills, CA 95762

STATE OF California )  
COUNTY OF EL Dorado ) SS.

On 6<sup>th</sup> December, 2007 before me, Shane Sienes (Notary Public), personally appeared **RUSSELL L. LEINO and KAY M. LEINO**, ~~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.

(this area for official notarial seal)

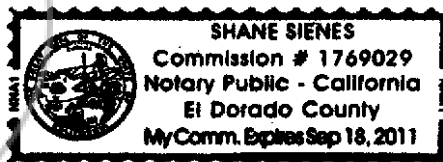
Shane Sienes

Notary Signature

Shane Sienes

Notary Printed

My Commission expires: Sept 18<sup>th</sup>, 2011



**EXHIBIT "A"**

**A TIMESHARE ESTATE COMPRISED OF:**

**PARCEL ONE**

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

- (A) An undivided 1/106<sup>th</sup> interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 – 10<sup>th</sup> Amended Map, recorded September 21, 1990 as Document No. 235008 of Official Records of Douglas County, State of Nevada. Except therefrom units 039 through 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 177 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, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & M; and
- (B) An easement for ingress, egress and public utility purposes, 31' wide, the centerline of which is shown and described in the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 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.B. & 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 modifications 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 Recorders Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & 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 a unit of the same Unit Type as described in the Amended Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 16, 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 ALTERNATIVE** use week within the **ODD** numbered years of the **SWING 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".



**EXHIBIT "B"**

An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 177 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 Lot 37 only, for one week every other year in ODD -numbered years in the Swing "Season" as defined in and in accordance with said Declarations.