

OFFICIAL RECORD
Requested By:

TIMESHARE TITLE INC

APN: 1319-30-712-001 *ptm*

Mail tax statement to:
Ridge Pointe Resort Lake Tahoe
Financial Services
P.O. Box 5721
Stateline, NV 89449
and when recorded return to:
Deb Beighley
Timeshare Title, Inc.
P.O. Box 3175
Sharon, PA 16146
ESCROW NO. 08-4500

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0308 PG- 7630 RPTT: 3.90



R.P.T.T. \$3.90

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **TIMESHARE INDEPENDENCE, LLC**, a Nevada Corporation, whose address is **2298 Horizon Ridge Parkway, Ste 104, Henderson, NV 89052** for a Valuable Consideration of SEVEN HUNDRED AND FIFTY DOLLARS (\$750.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ALLAN BAGNALL AND THERESA BAGNALL, Husband and Wife, Joint Tenants with Full Rights of Survivorship**, whose address is **2621 Chronister Farm Rd., York, PA 17402**, all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

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. 0463765; 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. 0463766, 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 ODD numbered years in accordance with said Declaration. A Portion of APN: 1319-30-712-001

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

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 Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe Dated October 8, 1997 and recorded November 5, 1997, as Document no. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, 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.

Prior instrument reference: Document No, 0715722, Book 0108, Page 0779 of the Recorder of Douglas County, State of Nevada.

WITNESS my hand this 17 day of March, 2008.

[Signature]
Tony Altgilbers-Authorized Agent for Timeshare Independence, LLC

STATE OF Nevada
COUNTY OF Clark

On this 17th day of March, 2008, personally appeared before me, a Notary Public in and for said County and State, **Tony Altgilbers - Authorized Agent for Timeshare Independence, LLC**, who acknowledged that she executed the above instrument.

WITNESS my hand and official seal.

[Signature]
Notary

