

OFFICIAL RECORD

Requested By:
TITLE OUTLET INC

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0508 PG- 4633 RPTT: 13.65



1319-30-645-003
A portion of APN: ~~42-010-40~~

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

Escrow # T02130820

Consideration: \$3,200.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **William H. Stoddard**, whose address is 1262 River Beach Drive, Vero Beach, FL 25199, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: **Karen Phelan**, whose address is 907 Tahoe Boulevard # 5, Incline Village, Nevada 89451, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as **The Ridge Tahoe**, 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: 3-12-08

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

Deborah J. Keatley

William H. Stoddard

William H. Stoddard

Address: 1262 River Reach Drive Vero Beach, FL 25199

Witness Printed Name Deborah J. Keatley

Delta L. Jordan

Witness Printed Name Delta L. Jordan

STATE OF FLORIDA) SS

COUNTY OF INDIAN RIVER

On March 12, 2008, before me, the undersigned notary, personally appeared, **William H. Stoddard**, 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: Katherine S. Reh



KATHERINE S. REH
Commission DD 640128
Expires May 31, 2011
Bonded Thru Troy Fahn Insurance 800-985-7019

My Commission Expires:

~~Mail Tax Statements to: Bold Ventures, LLC 2710 Raw Circle, Suite 100, Ocoee, FL 32764~~
Mail Tax Statements to: Karen Phelan--907 Tahoe Blvd. #5, Incline Village, NV. 89451



EXHIBIT "A" (42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) **Unit No.**

278 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map,
thence S. 14°00'00" W., along said Northerly line, 14.19 feet;
thence N. 52°20'29" W., 30.59 feet;
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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