

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0808 PG-1909 RPTT: 3.90



1319-30-644072 PM
APN ~~42-286-05~~
Ridge Tahoe
Actual/True Consideration \$ 700

Prepared By:
Donald W. Plumb
503 - 12th St.
Harlan, IA 51537

Return Deed to:
✓ Sunday Vacations
✓ PO BOX 1422
Kimberling City, MO 65686

DEED OF CONVEYANCE

THIS DEED, made this 29 day of May, 2008 by and between, Donald W. Plumb and Margaret A. Plumb, as husband and wife, whose address is 503 12th St, Harlan, IA 51537, Grantor(s) to Michael Salsgiver, a single person as sole owner as Grantee(s) whose address is 252 Reneau Way, Apt. 2D, Herndon, VA 20170

WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium as follows:

- (a) An undivided 1/106th interest and tenants in common, in and to Lot 37, as shown on Tahoe Village, Unit No. 3-10th Amended Map Recorded September 21, 1990, as Document No. 235008. Official Records of Douglas County, State of Nevada, Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined as that certain Condominium Plan recorded as Document No. 182057. Official Records of Douglas County, Nevada.
- (b) Unit No. 163 as shown and defined on said last Condominium Plan.

PARCEL 2:

- 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, re-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, 32' wide, the centerline of which is shown and described on 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 3:

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th 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 in 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 4:

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 - 10th 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 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, State of Nevada.

PARCEL 5:

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the 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 an Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the Prime Season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons.



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 Grantor has executed this instrument on the day and year first above written.

Mary A Murtaugh
Witness:

Mary A Murtaugh
Print Name

Scott Thraen
Witness:

SCOTT THRAEN
Print Name

Donald W. Plumb
Donald W. Plumb
503 - 12th St.
Harlan, IA 51537

Margaret A. Plumb
Margaret A. Plumb
503 - 12th St.
Harlan, IA 51537

STATE OF Iowa)
COUNTY OF Shelby)SS.

On this 29th day of May, 2008, before me personally appeared Donald W. Plumb and Margaret A. Plumb, as husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they/he executed the same as his/their free act and deed.

Janice Wilwerding
Notary Public

