

15-

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0908 PG- 4339 RPT: 1.95



Parcel # 1319-30-644-030PTN
Ridge Tahoe
Actual/True Consideration \$ 300

Prepared By:
David Opper
1280 S. Norwalk Rd. W.
Norwalk, OH. 44857

Mail Tax Statements to:
Gary Steciuk
3903 Bixler Church
Westminster, MD 21158

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

DEED OF CONVEYANCE

THIS DEED, made this 5 day of May, 2007 by and between, David N. Opper and Nancy L. Opper, as husband and wife, whose address is 1280 S. Norwalk Rd. W., Norwalk, OH. 44857 Grantor(s) to Gary C. Steciuk and Vicki K. Steciuk as Grantee(s) whose address is 3903 Bixler Church Road. Westminster, MD 21158
joint tenants with right of survivorship

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:

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, right of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein:

PARCEL 1: an undivided 1/102nd interest in and to the certain condominium described 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. 23508. 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. 193 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.G.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

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.

Desiree Gonzales
Witness:

Desiree Gonzales
Print Name

Vivian M. Nutter
Witness:

Vivian M. Nutter
Print Name

Nancy L. Opper
Nancy Opper
1280 S. Norwalk Rd. W.
Norwalk, OH. 44857

David N. Opper
David Opper
1280 S. Norwalk Rd. W.
Norwalk, OH. 44857

STATE OF Ohio)
)
COUNTY OF Huron)
)
)SS.

On this 5th day of May, 2007, before me personally appeared David N. Opper and Nancy L. Opper, 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.

Stacey Wolcott
Notary Public

STACEY WOLCOTT
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Mar. 20, 2008