

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-1008 PG-2643 RPTT: 1.95



Pln 1319-30-724-012

Assessor's Parcel Number: 42-261-11

Recording Requested By: Jackie Martin  
Name: Timeshare Clearinghouse  
Address: PO Box 2582  
City/State/Zip: Clarksville, GA 30523

Mail Tax Statements to:  
Name: Karen Phelan  
Address: PO Box 10945  
City/State/Zip: Zephyr Cove, NV 89448

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that this document submitted for Recording contains the social security number of a person or persons as required by law: \_\_\_\_\_ (state specific law)

Jackie Martin  
Signature (Print name under signature) Jackie Martin

Deeds Administrator  
Title

WARRANTY DEED - The Ridge Tahoe

(Title of Document)

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from: \_\_\_\_\_ (Document Title), Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Document # \_\_\_\_\_ recorded \_\_\_\_\_ (Date) in the Douglas County Recorders Office.

-OR-

If Surveyor, please provide name and address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This page added to provide additional information required by NRS 111.312 Sections 1-4.

(Additional recording fees apply)

This Instrument Prepared By and Returned To:  
Timeshare Clearinghouse  
Attn: Jackie Martin  
Post Office Box 2582  
Clarkesville, GA 30523

**PORTION OF APN: 42-261-11**  
**STATE OF NEVADA**  
**COUNTY OF DOUGLAS**

**WARRANTY DEED**  
**THE RIDGE TAHOE**

**THIS DEED**, Made this 27th day of September 2008, between **Christine George** whose mailing address is 35 Vindel Lane, Napa, CA 94558 as parties of the first part hereinafter called the "Grantor" and **Karen Phelan, an Unmarried Woman**, whose mailing address is Post Office Box 10945, Zephyr Cove, NV 89448 as parties of the second part hereinafter called the "Grantee."

**WITNESSETH**

That the Grantors, in consideration of Five Hundred and 00/100 Dollars, (\$500.00), good and valuable Consideration to them paid by the Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey, subject to restrictions, easements and other conditions hereinafter contained, unto the aforesaid Grantee, their heirs, devisees, successors and assigns the following described real property in the City of Stateline, County of Douglas, State of Nevada.

**The Ridge Tahoe, Tower Building, Prime Season, Week #34-011-30-01**, Stateline Nevada 89449: See Exhibits 'A' and 'B' attached hereto and by this reference made a part thereof. Exhibit 'B' is attached to more accurately describe the Timeshare Condominium Estate being conveyed.

APN: 42-261-11      Property Address: The Ridge Tahoe, Tower Building, Prime Week #34-011-30-01, PO Box 5790, Stateline, NV 89449.

This property also known as that as recorded by Grant Deed on the 3rd day of March 1999, Book 0399 Page 1055 Instrument Number, 0462563, in the Office of the County Recorder of Douglas County, Nevada.

EXHIBIT "A"

**A TIMESHARE ESTATE COMPRISED OF:**

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

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 as shown on Tahoe Village Unit No. 3, as shown on the Eighth Amended Map. Recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 through 038 as shown and defined as that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 011 as shown and defined on said Condominium Plan.

**PARCEL TWO:**

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No-3 recorded January 22, 1973, as Document No. 63805, records of said county and state, for all these 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 modification thereof, recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; recorded July 2, 1976 as Document No. 1472 in Book 776 Page 87 of Official Records.

**PARCEL THREE**

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, 39, 40 and 41 as shown on Tahoe Village Unit no. 3 Seventh Amended Map, Recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County State of Nevada 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 of Official Records of Douglas County, State of Nevada.

**PARCEL FOUR:**

- (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.0.6.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 3, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

**PARCEL FIVE**

The Exclusive right to use a UNIT of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, , as Document No. 156904 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, 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 Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "Use season"

A Portion of APN 42/261-11

EXHIBIT "B" (34)

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) an undivided 1/38<sup>th</sup> interest in and to Lot 34 as shown on Tahoe Village Unit No. 3-13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 to 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 011 as shown above 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 recorded February 21, 1984 as Document No. 097150 and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-261-11

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

**SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:**

**GRANTOR:**

Susan Bushnell  
Witness

By: Christine George  
**CHRISTINE GEORGE**

Susan Bushnell  
Print Name

Jarah In  
Witness

Sarah Shaw  
Print Name

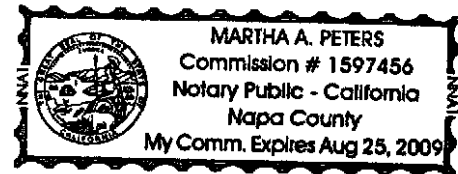
**STATE OF CALIFORNIA  
COUNTY OF Napa**

On Oct 2, 2008 before me Martha A. Peters, Notary Public, personally appeared Christine George, who 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.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Martha A Peters (Seal)



**MAIL TAX STATEMENTS TO:  
Karen Phelan  
PO Box 10945  
Zephyr Cove, NV 89448**