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APN# ~~XXXXXXXXXXXX~~ 1319-30-631-020 *plw*

11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 18.00
BK-0109 PG-3399 RPTT: 1.95


DEED

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested By:

Resort Transfer Services

Return Documents To:

Name Resort Transfer Services

Address 1430 Larimer St. Suite 302

City/State/Zip Denver, CO 80202

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

**AFTER RECORDING
RETURN TO:**
RESORT TRANSFER SERVICES
1430 Larimer St., #302
Denver, CO 80202
PREPARED BY: Jason Brown

Space above reserved for recording purposes

Limited Power of Attorney. See Attached "Exhibit A"
Mail Tax Statements to: Flinn Enterprises, LLC, P.O. Box 650722, Vero Beach, FL. 32965
Parcel # 1319-30-631-020

DEED

This DEED, dated the **22nd day of October, 2008** between **Timothy and Maria Copeland**, whose legal address is: **205 Silver Maple Circle, Virginia Beach, VA 23452**, county of **Virginia Beach City**, "grantor(s)" and **Flinn Enterprises, LLC**, whose legal address is: **P.O. Box 650722, Vero Beach, FL. 32965** county of **Indian River**, "grantee(s)".

WITNESS, that the grantors, for and in consideration of the **FIVE HUNDRED DOLLARS (\$500.00)**, the receipts and sufficiency of which is hereby acknowledged, granted, bargained, remised, released, sold and conveyed, and by these present does grant, bargain, remise, release, sell, convey and confirm unto the grantees, heirs, successors and assigns forever, all the right, title, interest, claim and demand in which the grantors have in and to the real property together with improvements, if any, situated, lying and being in the County of **Douglas** State of **Nevada** described as follows:

Resort Name: The Ridge Crest

Resort Address: 415 Tramway Dr., Stateline, NV 89449

Legal Description

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

(a) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at page 711, Douglas County, Nevada, as Document No. 183624.

(b) Unit No. 302 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

TOGETHER with a vested remainder in fee simple absolute, as tenant in common with the other owners of all Unit in that percentage interest determined and established by said Declaration for the above described real estate, and all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, results, issues and profits thereof, and all the estate, right title, interest, claim and demand whatsoever of the grantors, either in law or equity, of, in and to the above bargained premises with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, its heirs, successors and assigns forever. And the grantors, for themselves, their heirs and personal representatives does covenant, grant, bargain, and agree to and with the grantees, its heirs, successors and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, have good, sure perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments encumbrances and restrictions of whatever kind or nature so ever, except:

Taxes for current and subsequent years; conditions, limitations, reservations, easements existing and other matters of record; and any supplements or amendments thereto or hereafter filed.

The grantors shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its heirs, successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

GRANTORS:

Jessica Van Sickle Attorney-in-fact
Timothy and Maria Copeland,
By their Attorney in Fact Jessica Van Sickle See Attached "Exhibit A"

STATE OF COLORADO } ss.
County of DENVER }

The foregoing instrument was acknowledged before me this 10 day of NOV, 2008 by Jessica Van Sickle as Attorney In Fact for **Timothy and Maria Copeland**, under that certain Limited Power of Attorney filed of record.

Witness my hand and official seal,

Melissa Welch
NOTARY PUBLIC

(SEAL)

MELISSA WELCH
Printed Name

MELISSA WELCH
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 06/13/2012

My Commission Expires: 10/13/2012

Residing in: DENVER, CO

Gregg Jensen
Gregg Jensen Witness 1

Tyson Price
Tyson Price Witness 2

LIMITED POWER OF ATTORNEY

(Sale/Convey/Transfer)

"Exhibit A"

I, Maria Copeland, do hereby appoint Jessica Van Sickle, as my true and lawful attorney-in-fact for me and in my name and stead, and for my use and benefit to bargain, sell, contract or convey any and all right, title and interest in and to the following described real property (timeshare):

The Ridge Crest in Stateline, NV Floating Week Unit 302 Owner Number 49-302-02-01

Giving and granting unto my said attorney-in-fact full authority and power to execute in my name, a Purchase Agreement, and Deposit Receipt, Grant Bargain and Sales Deed and any other customary or required documents, binding me to a transfer of the Timeshare, as fully to all intents and purposes as the undersigned might or could do if they were personally present, hereby ratifying and confirming all that our said attorney-in-fact shall lawfully do, or cause to be done, by virtue of these presents. Said attorney-in-fact is authorized to execute a deed on our behalf.

WITNESS OUR HANDS this 30 day of June, 2008:

Maria Copeland Signature Timothy Copeland Signature
Maria Copeland Timothy Copeland

ACKNOWLEDGEMENT OF WITNESSES (If applicable – not required in all states):

We, _____ and _____, do hereby affirm that the above document was signed in our presence by the above named parties, that they signed it willingly and without undue influence, and that they appear to be of sound mind.

Signed: _____ Date: _____

Signed: _____ Date: _____

NOTARY PUBLIC

State of Virginia)
County of Princess Anne) ss.

On this 30th day of June, 2008, I hereby certify that I know or have satisfactory evidence that Maria Copeland and Timothy Copeland are the persons who appeared before me and that said persons acknowledge that they sign this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Witness my hand and official seal.

Cathleen McWeller
Notary Public
Virginia Beach, Virginia



Seal or Stamp:
MY COMMISSION EXPIRES
FEBRUARY 29, 2012
181988