

18-

OFFICIAL RECORD

Requested By:
RTS

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 5 Fee: 18.00
BK-0109 PG- 3486 RPTT: 1.95



APN# ~~4230-09~~ 4230-09 1319-30-542-004

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

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
A.P.N. # 1319-30-542-004 ptn

DEED

This DEED, dated the 1st day of November, 2008 between **Melvin R. and Peggy Black, married as Joint Tenants**, whose legal address is: **8232 W. Hammer Ln., Las Vegas, NV 89149**, county of **Clark**, "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 sum **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 Sierra

Resort Address: 269 Quaking Aspen Ln., Stateline, NV 89449

Legal Description

An undivided 1/102nd interest in and to that certain condominium estate described as follows:

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 3 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. A-1 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph

(a) of Parcel 1, and Parcel 2 above, during one "alternate use week" in numbered years within the "use season" as that term is defined in the Second Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

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 for Melvin R. & Peggy Black
Melvin R. and Peggy Black,
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 8 day of Nov, 2008 by Jessica Van Sickle as Attorney In Fact for Melvin R. and Peggy Black, under that certain Limited Power of Attorney filed of record.

Witness my hand and official seal,

Joanna Backes

NOTARY PUBLIC

(SEAL)

Joanna Backes

Printed Name

Joanna Backes
NOTARY PUBLIC
STATE OF COLORADO

My commission expires 03/26/2011

My Commission Expires: 3/26/2011

Residing in: Denver, CO

Grethe Jensen

Grethe Jensen Witness 1

Tyson Price

Tyson Price Witness 2

LIMITED POWER OF ATTORNEY

(Sale/Convey/Transfer)

"Exhibit A"

We, Melvin R. and Peggy Black, do hereby appoint Jessica Van Sickle, as our true and lawful attorney-in-fact for us and in our name and stead, and for our 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 Sierra Stateline, Nevada, Nevada Floating Week Even Years together with any reservations or unused and/or accrued credits thereon.

Giving and granting unto our said attorney-in-fact full authority and power to execute in our names, a Purchase Agreement, and Deposit Receipt, Grant Bargain and Sales Deed and any other customary or required documents, binding us 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 24 day of June, 2008.

Melvin R. Black
Signature Melvin R. Black

Peggy Black
Signature Peggy Black

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

We, Arthur Mkhitarian and Pamela Greguson, 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: [Signature] Arthur Mkhitarian

Date: 6/24/08

Signed: [Signature] Pamela Greguson

Date: 6/24/08

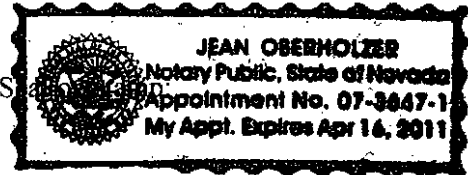
NOTARY PUBLIC

State of Nevada)
County of Clark) ss.

On this 24 day of June, 2008, I hereby certify that I know or have satisfactory evidence that Melvin R Black and Peggy Black 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.

[Signature]
Notary Public Jean Oberholzer
My commission expires: 4/11/2011



Residing _____ in _____