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APN: 1319-30-644-111 p/n

DOC # 0739420  
03/11/2009 04:19 PM Deputy: PK

OFFICIAL RECORD

Requested By:

NINA M ROMAN ROSE

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 4 Fee: 17.00  
BK-0309 PG-2777 RPTT: # 3



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Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Quitclaim Deed

Date of this Document: 1/16/2009

Reference Number of Any Related Documents: \_\_\_\_\_

Grantor:

✓ Name Nina M. Roman  
Street Address 3080 S. Newcombe Way  
City/State/Zip Lakewood, CO 80227

Grantee:

Name Nina M. Roman Rose  
Street Address 3080 S. Newcombe Way  
City/State/Zip Lakewood, CO 80227

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): An undivided 1/51 st interest in unit #200, Lot 37 of Tahoe Village Unit No. 3, condominium  
Assessor's Property Tax Parcel/Account Number(s): 42-288-10

**THIS QUITCLAIM DEED**, executed this sixteenth day of January, 2009, by first party, Grantor, Nina M. Roman, whose mailing address is 3080 S. Newcombe Way, Lakewood, CO to second party, Grantee, Nina M. Roman Rose, whose mailing address is 3080 S. Newcombe Way, Lakewood, CO

**WITNESSETH** that the said first party, for good consideration and for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of \_\_\_\_\_, State of \_\_\_\_\_ to wit: \_\_\_\_\_

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness \_\_\_\_\_  
Print Name of Witness \_\_\_\_\_

Signature of Witness \_\_\_\_\_  
Print Name of Witness \_\_\_\_\_

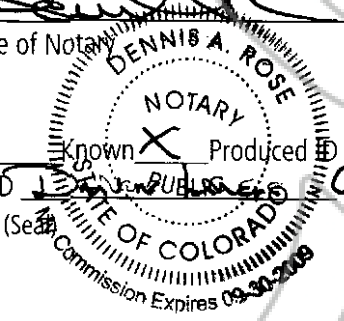
Signature of Grantor *Nina M. Roman*  
Print Name of Grantor Nina M. Roman

State of Colorado  
County of Jefferson

On 1/16/09, before me, Dennis A Rose, appeared Nina M Roman, personally known to me (or 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.

WITNESS my hand and official seal.  
*Dennis A Rose*  
Signature of Notary

Affiant Known  Produced   
Type of ID Public Colorado



R.P.T.T., \$ 18.15

### THE RIDGE TAHOE GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 29th day of JANUARY, 1989  
between HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Grantor, and  
NTNA M. ROMAN, a single woman

Grantee;

#### WITNESSETH:

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first hereinabove written.

STATE OF NEVADA )

HARICH TAHOE DEVELOPMENTS, a Nevada General Partnership

COUNTY OF DOUGLAS )

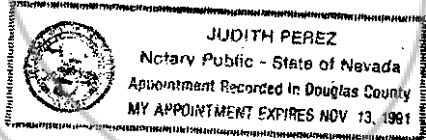
By: Lakewood Development, Inc., a Nevada Corporation General Partner

On this 3 day of January 1989, personally appeared before me, a notary public, George Allbritten, known to me to be the Executive Vice President of Lakewood Development, Inc., a Nevada corporation; general partnership, and acknowledged to me that he executed the document on behalf of said corporation.

*[Signature]*  
By: George Allbritten  
Executive Vice President

*[Signature]*  
NOTARY PUBLIC

37-200-04-01 04-003523  
SPACE BELOW FOR RECORDER'S USE ONLY  
  
195975  
BOOK 289 PAGE 878



WHEN RECORDED MAIL TO  
Name Wina M. Roman  
Street Address 7810 W. Bloomfield Rd.  
Peoria, AZ 85345  
City & State

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, 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 on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 200 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 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 the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and 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 and such recreational areas as may become a part of said timeshare project, 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, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, - 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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 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 weeks within the Reserve SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Portion of Parcel No. 42-288-10

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BK- 0309  
PG- 2780  
03/11/2009

REQUESTED BY  
STEWART TITLE of DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'89 FEB -8 P1:18

SUZANNE BEAUDREAU  
RECORDER

195975

\$6.00 PAID PK DEPUTY

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