

DOC # 741512
04/17/2009 09:33AM Deputy: GB
OFFICIAL RECORD
Requested By:
TIMESHARE CLOSING SERVIC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-409 PG-4309 RPTT: 1.95

APN: 1319-30-636-000

Recording requested by:
Warren L. Franklin
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 99012909038



Mail Tax Statements To: Elisabeth Ford, 3009 W Via de Pedro Miguel, Phoenix, AZ 85086

Consideration: \$ 500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Warren L Franklin and Nancy N Franklin, husband and wife as joint tenants with right of survivorship , whose address is c/o 8545 Commodity Circle, Orlando, FL 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Elisabeth Ford and Emmanuel David Ford, as Joint Tenants , whose address is 3009 W Via de Pedro Miguel, Phoenix, AZ 85086, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as RidgeView Resort, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 4-14-09

Exhibit "A"

File number: 99012909038

Together with the tenements, hereditaments and appurtenances thereunto belonging or appurtenant 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 of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded March 4 1985, as Document No. 114254, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Records of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(B) Unit No. 023 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to use said 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 "use week" within the "Swing use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".



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

Lori Lewis
Witness #1 Sign & Print Name:
LORI LEWIS

Warren L Franklin
Warren L Franklin
by Chad Newbold, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

Melanie Prow
Witness #2 Sign & Print Name:
MELANIE PROW

Nancy N Franklin
Nancy N Franklin
by Chad Newbold, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

STATE OF Florida SS
COUNTY OF Orange

On 4-14-09, before me, the undersigned notary, personally appeared, by Chad Newbold as the true and lawful attorney in fact under that power of attorney recorded herewith for Warren L Franklin and Nancy N Franklin, husband and wife as joint tenants with right of survivorship, 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.

SIGNATURE: Melanie Prow
MELANIE PROW



My Commission Expires: 1-16-2012