

41.02

OFFICIAL RECORD

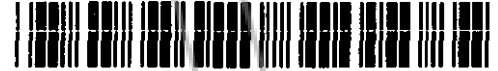
Requested By:

TREJESTO REALTY & ESCROW

1319-30-643-033 PTN

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 41.00  
BK-0509 PG- 6173 RPTT: 1.95



Prepared By and Return to:

Trejesto Title Transfers

350 S. Wildwood Drive

Suite E-3

Branson, MO 65616

\*\* TT 1479

Mail Tax Statements to:

THE RIDGE TAHOE

PO Box 4917

Stateline, NV 89449

### Special Warranty Deed

THIS deed dated APRIL 25, 2009, shall operate to perform the transfer of title from **GEORGE R. LETTERMAN and GERTRUDE F. LETTERMAN, Husband and Wife as joint tenants with right of survivorship, (GEORGE R. LETTERMAN AND GERTRUDE F. LETTERMAN HEREBY DESIGNATE BILL LETTERMAN AS ATTORNEY IN FACT), with broad powers, including the authority to manage, dispose of, sell, convey, and encumber any real and personal property, hereafter called ("Grantor(s))** whose address is: 3261 S, Carolina Street; Apt. 1, San Pedro, CA 90731, to **JERRY D. KOPIEC and MARGARET D. KOPIEC, Husband and Wife as joint tenants with right of survivorship, hereafter called ("Grantee(s))** whose address is: 25401 Romer Place, Lake Forest, CA 92630.

**WITNESSETH:** That said Grantor, for good and valuable consideration of the sum of TEN DOLLARS (\$10.00), paid by the said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, situate, lying, and being in the County of Douglas, State of Nevada, to wit:

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 1/50<sup>th</sup> interest in and to Lot 28 as shown on Tahoe Village, Unit No. 3-13<sup>th</sup> amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 51 (inclusive) as shown on said map; and (B) **UNIT NO. 28** as shown and defined on said map; 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** Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of **THE RIDGE TAHOE** Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affection **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 Lot 28 only, for one week each year in accordance with said Declarations. recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

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 of way, agreements and the Forth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

GRANTORS:

George R. Letterman  
X Bill Letterman His Attorney IN FACT  
GEORGE R. LETTERMAN

George R. Letterman, hereby designates Bill Letterman as Attorney in Fact

Gertrude F. Letterman  
X Bill Letterman Her Attorney IN FACT  
GERTRUDE F. LETTERMAN

Gertrude F. Letterman, hereby designates Bill Letterman as Attorney in Fact

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared, **Bill Letterman** and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Stamp or Seal this \_\_\_\_\_ day of \_\_\_\_\_ 2009

Notary Seal

\_\_\_\_\_  
Notary Signature

\* SEE  
ATTACHED  
DOCUMENT

\_\_\_\_\_  
Notary Printed Name

My Commission Expires: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On April 25, 2009 before me, Michelle Marie Archuleta, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Bill Letterman

Name(s) of Signer(s)

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 Michelle Marie Archuleta

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Special Warranty Deed

Document Date: April 25, 2009

Number of Pages: 2

Signer(s) Other Than Named Above: NONE

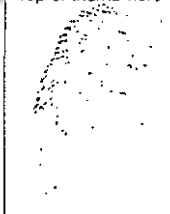
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Bill Letterman

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

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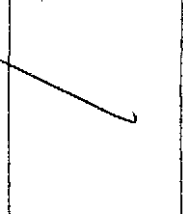
Signer Is Representing: Self

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



Signer Is Representing: \_\_\_\_\_