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DOC # 0752302
10/16/2009 10:03 AM Deputy: SD

OFFICIAL RECORD

Requested By:

SELL MY TIMESHARE NOW LLC

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-1009 PG- 3144 RPTT: 1.95



PTN APN: 1319-30-644-111

Prepared by and
Record and Return to:
Vacation Property Solutions
P.O. Box 308
✓ McGaheysville, VA 22840
(Self-addressed stamped envelope enclosed)

Mail Future Tax Statements to:
SellMyTimeshareNow LLC
383 Central Ave, Ste 260
Dover, NH 03820

Consideration: \$101.00

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

NINA M. ROMAN ROSE

a married woman,
3080 S. Newcombe Way
Lakewood, CO 80227
Grantor

To

SELLMYTIMESHARENOW, LLC.

a Delaware Limited Liability Company, or Assigns,
383 Central Ave, Suite 260
Dover, NH 03820 Grantees

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

THIS INDENTURE WITNESSETH: That NINA M. ROMAN ROSE, a married woman, as Grantor, in consideration of One Hundred and 00/100 Dollars (\$100.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to SELLMYTIMESHARENOW, LLC., a Delaware Limited Liability Company, or Assigns, whose address is 383 Central Ave, Suite 260, Dover, NH 03820, as Grantees, all that real property situate in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oils and mineral reservations and leases, if any, rights of way, agreements and the Fourth 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 herein.

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

The real estate herein conveyed is the identical property acquired by Grantor above by Quitclaim Deed dated January 16, 2009 from Nina M. Roman, and recorded March 11, 2009 in the Office of the County Recorder of Douglas County, State of Nevada as Instrument No. 0739420.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents this 16 day of October, 2009.

Nina M. Roman Rose
Nina M. Roman Rose

STATE OF COLORADO

COUNTY OF Arapahoe

On 10/16/2009 before me, Barbara J Guedeney personally
(here insert name and title of the officer)
appeared Nina M. Roman Rose, a married woman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(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 Barbara J Guedeney
Printed Name Barbara J Guedeney
My Commission Expires: 11/29/2011

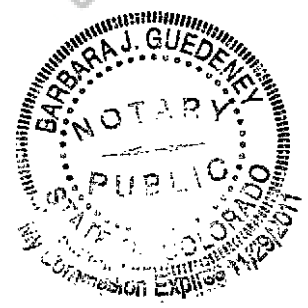


EXHIBIT "A"

PARCEL ONE:

An undivided 1/51st interest as tenant in common in and to that certain real property and improvements as follows:

- (A) An undivided 1/106ths interest 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 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 purpose 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, 30, 40, and 41 a shown on Tahoe Village Unit 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 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 **PRIME 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