

OFFICIAL RECORD

Requested By:  
TITLE OUTLET INC

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00  
BK-0110 PG- 1885 RPTT: 1.95



APN: 1319-30-720-001 *PTN*

Recording requested by:  
An Employee of  
and when recorded mail to:  
Title Outlet, Inc.  
12200 W. Colonial Dr., Suite 203  
Winter Garden, FL 34787

Escrow # TE05170914

Mail Tax Statements To: Matthew John Miglionico and Kristen Miglionico to: 166  
Tennyson Street, Thousand Oaks, CA 91360

Consideration: \$500.00

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **Morgan Lynch, LLC., a Delaware Limited Liability Company**, whose address is 660 Wren Dr., Casselberry, FL 32707, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: **Matthew John Miglionico and Kristen Miglionico, husband and wife as joint tenants with right of survivorship**, whose address is 166 Tennyson Street Thousand Oaks, CA 91360, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, 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: January 6, 2010

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

Alma Quejada

Garin Bills

Witness Printed Name Alma Quejada

**Morgan Lynch, LLC., a Delaware Limited Liability Company**  
**By: Garin Bills, as President**  
Address: 660 Wren Dr., Casselberry, FL 32707

Dagmaris Maldonado


Witness Printed Name Dagmaris Maldonado

STATE OF FL ) SS  
COUNTY OF Orange )

On January 6<sup>th</sup>, 2010, before me, the undersigned notary, personally appeared, **Garin Bills as President of Morgan Lynch, LLC., a Delaware Limited Liability Company**, 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: Dagmaris Maldonado  
My Commission Expires: 5/21/2010

NOTARY PUBLIC-STATE OF FLORIDA  
 Dagmaris Maldonado  
Commission # DD554841  
My Comm. Expires: 05/21/2010

**EXHIBIT "A" (37)**

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

(A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 as shown on **Tahoe Village** Unit No. 3-10th amended Map. Recorded September 21, 1990 as Document No. 235008, 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. 169 as shown and defined on said last Condominium Plan.

PARCEL TWO:

(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 M.D.B. & M.; 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 THREE:

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. fir 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 modifications thereof; (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

**PARCEL FOUR:**

(A) 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, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 215008 of the Douglas County Recorder's Office, Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

**PARCEL FIVE:**

The Exclusive right to use any Unit of the same Unit Type as described in the Amended 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 ALTERNATE** use week within the Odd numbered years of 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".

**APN 1319-30-720-001**

**Escrow# TE05170914**