

DOC # 759266
02/25/2010 01:22PM Deputy: GB
OFFICIAL RECORD
Requested By:
ELITE RESORT TRANSFERS
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 41.00
BK-210 PG-5172 RPTT: 3.90



APN: 1319-30-720-001

RPTT: \$3.90

When recorded return to:
MTR Holding, LLC
17 North Summerlin Avenue, Suite B.
Orlando, FL 32801
Escrow No: RC012610-02

Mail Tax Statement to:
The Ridge Tahoe Resorts
PO BOX 5721
State Line, NV 89449

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

THIS DEED, made this 25th day of February, 2010 by and between, **David N. Cohen and Thelma P. Cohen, Husband and Wife as Joint Tenants with right of survivorship**, hereinafter the, "Grantor", whose Post Office address is **647 Garland Avenue, Sunnyvale CA 94086** and **Timothy R. Burwell, an Unmarried Man** "Grantee", whose Post Office address is **1423 Stoney Gorge Way, Antioch CA 94531**;

WITNESSETH:

That Grantor, in consideration of the sum of FIVE HUNDRED FIFTEEN DOLLARS (\$515.00), 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 situated 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.

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

The property conveyed herein is a portion of the property conveyed to the within Grantor by deed from Harich Tahoe Developments, dated December 16, 1989, recorded December 26, 1989, Book 1289, Page 2703, in the Official Records of Douglas County, State of Nevada.



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

[Signature]
Witness Signature

Maria M. Cepeda
Printed Name

Kerrie Woolary
Witness Signature

Kerrie Woolary
Printed Name

STATE OF FL

COUNTY OF Orange

[Signature]
David N. Cohen (Grantor)

By Antonio J. Comas as attorney in fact for
David N. Cohen

[Signature]
Thelma P. Cohen (Grantor)

By Antonio J. Comas as attorney in fact for
Thelma P. Cohen

The foregoing instrument was acknowledged before me this 25th day of February (date) personally appeared **Antonio J. Comas, attorney in fact for David N. Cohen and Thelma P. Cohen.** He/She is 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 entirety upon behalf of which the person(s) acted, executed the instrument.

Kerrie Woolary
Notary Public

Kerrie Woolary
Printed Name

My commission Expires: 3/28/10

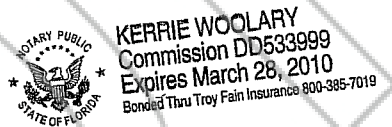




EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

An alternate year timeshare estate comprised of:

PARCEL One:

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

- (a) An undivided 1/38th interest as tenants in common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eighth-Amended Map, as Document No. 156903 of Official Records Douglas County, State of Nevada. Except therefrom units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 and Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (b) Unit No. 019 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 modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records 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 use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said 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 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 unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 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 Record of Douglas County, during ONE alternate use week during ODD numbered years within the "PRIME season" as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984 as Document No. 96758 of Official Records as amended.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said alternate use week within said "use season".

A Portion of APN: 1319-30-720-001