DOC 0762516 04/23/2010 12:22 PM Deputy: PK OFFICIAL RECORD Requested By: STEWART TITLE

A.P.N. # A ptn of 1319-30-631-024 \$ 11.70 R.P.T.T. 493052601 Escrow No. Recording Requested By: **Stewart Vacation Ownership** Mail Tax Statements To: Same as Below When Recorded Mail To: Ridge Crest P.O.A. P.O. Box 5790 Stateline, NV 89449

Douglas County - NV Karen Ellison - Recorder

Page: 0f4 Fee: 17.00 BK-0410 PG- 4471 RPTT: 11.70



## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That GREGORY F. RETHERFORD and SUSAN THONGVANH RETHERFORD, previously known as SEUANG THONGVANH, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RIDGE CREST PROPERTY OWNER'S ASSOCIATION. a Nevada non-profit corporation and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Crest, One Bedroom, Every Year Use, Week #49-305-26-01, Stateline, NV 89449 See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

2010 Susan Thongvanh Retherford State of Convince CosiA This instrument was acknowledged before 19-2010 (date) by: Gregory F. Retherford, Susan Thongvanh Retherford Signature:

Dated:

PLEASE SEE ATTACHED **CURRENT CALIFORNIA NOTARY FORM** 

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF CONTINA COSTA
on 4-19-2010 before me, KEN InAH, NOTAM PURNIC
personally appeared GREGORY TRANCIS (LETHERFORD) AND SWAM THOUS VANH (LETHERFORD), 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
COFFECT.  KEN O. IMAH COMM #1876583 m
WITNESS my hand and official seal.  Signature (Seal)  Notary Public California CONTRA COSTA COUNTY  My Comm. Exp. JAN 11, 2014
Signature (Seal) My Comm. Exp. JAN 11, 2014
OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.
[ Individual
[ ] Corporate Officer(s) Title(s)
[ ] Partner(s) [ ] Limited [ ] General
[ ] Attorney-In-Fact
[ ] Trustee(s)
[ ] Guardian/Conservator
[ ] Other
SIGNER IS REPRESENTING:
574
Name of Person or Entity Name of Person or Entity
OPTIONAL SECTION
Though the date requested here is not required by law, it could prevent fraudulent reattachment of this form.
THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW
Title or Type of Document: GNANT, BARGAIN SALE BEED
Number of Pages: Date of Document: $4 - 19 - 200$
Signer(s) Other Than Named Above:

## AFFIDAVIT

(Ridge Crest Property Owners Association)

STATE OF NEVADA )
County of Douglas )

Ridge Crest Property Owners Association, being first duly sworn upon oath, deposes and says:

That, for purposes of accepting delivery of the foregoing Deed in Lieu of Homeowners Assessment Foreclosure and affiant executing this Affidavit, he is a duly authorized officer or agent of the Grantee named therein; that he has read the Deed in Lieu of Homeowners Assessment Foreclosure and knows the contents thereof; that to the best of his knowledge, there is no statement contained in the terms, warranties and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following proviso, Grantee hereby accepts said Deed in Lieu of Homeowners Assessment Foreclosure and agrees to its terms and covenants and approves the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matters appearing in the public records attaching subsequent to the recording of the original conveyance which affects the property deeded and provided further that Grantor is the sole, titled, record owner of the property.

Ridge Crest Property Owners Association

Marc B. Preston, Agent

Subscribed, sworn to and acknowledged before me on March 24, 2010

Laura A. Banks Notary Public, State of Nevada Appointment No. 06-109217-5 My Appt. Expires Oct. 6, 2010

Notary Public

## **EXHIBIT "A"**

(49)

A timeshare estate comprised of:

PARCEL 1: An undivided 1/51st interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. 305 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631-024

This document is recorded as an ACCOMMODATION ONLY and without liability for this consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.