

OFFICIAL RECORD

Requested By:

STEWART TITLE

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00  
BK-0510 PG-2829 RPTT: 11.70



A.P.N. #	A ptn of 1319-30-631-024
R.P.T.T.	\$ 11.70
Escrow No.	493082572
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Same as Below	
<b>When Recorded Mail To:</b>	
Ridge Crest P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That EDWARD G. CASTANEDA and LETICIA B. CASTANEDA, 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, Odd Year Use, Week #49-308-25-72, 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.

Dated: 5/5/10

Edward G. Castaneda  
Edward G. Castaneda

Leticia B. Castaneda  
Leticia B. Castaneda

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by: Edward G. Castaneda, Leticia B. Castaneda

Signature: Sheena Vela 05.05.10  
Notary Public  
(See Attachment)

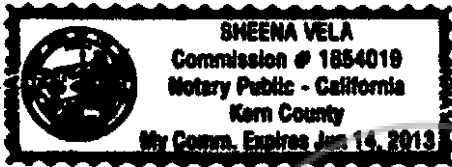
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Kern

On May 5, 2010 before me, Sheena Vela, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Edward Gomez Castaneda and Leticia Banuelos  
Name(s) of Signer(s)  
Castaneda

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 Sheena Vela  
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: Grant, Bargain, Sale Deed

Document Date: 05.05.10

Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

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

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: \_\_\_\_\_

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: \_\_\_\_\_



**AFFIDAVIT**  
(Ridge Crest Property Owners Association)

STATE OF NEVADA )  
 )  
County of Douglas ) SS

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

By: Marc B. Preston  
Marc B. Preston, Agent

Subscribed, sworn to and acknowledged before me on April 28, 2010 by Marc B. Preston

Laura A. Banks  
Notary Public



**Laura A. Banks**  
**Notary Public, State of Nevada**  
**Appointment No. 08-109217-8**  
**My Appt. Expires Oct. 8, 2010**

**EXHIBIT "A"**

(49)

**A timeshare estate comprised of:**

**PARCEL 1: An undivided 1/102nd 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. 308 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 "ALTERNATE USE WEEK" within the ODD-numbered years 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 "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.**

**A Portion of APN: 1319-30-631-027**

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.