

A portion of APN: 1319-30-645-003

Mail tax statements to:
Ridge Tahoe Property Owners Assoc.
PO Box 5790
Stateline, NV 89449

Prepared by and return to:
Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 200
Lake Mary, FL 32746
407-536-5119 Office

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of Two Thousand Dollars (\$2000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Clifford Alan Snider and Holly Elizabeth Snider as Trustees for the Clifford A. Snider and Holly E. Snider Family Trust dated January 25, 1995 (hereinafter referred to as "Grantor"), whose address is 11413 Polaris Drive, Grass Valley, CA 95949, do hereby grant unto Paul Dennis Biehle and Connie Jo Biehle as Trustees of the Paul and Connie Biehle Family Trust dated August 11, 1999 (hereinafter referred to as "Grantee"), whose mailing address is 22001 Latrobe Road, Plymouth, CA 95669, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th interest in and to **Lot 42** as shown on Tahoe Village **Unit No. 3-14th** Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. **273** as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document Number 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document Number 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document Number 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in the **EVEN** numbered years in accordance with said Declarations. The unit type is Cascade.

This conveyance is accepted by the Grantee subject to: taxes and fees not yet due and payable; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.



Prior instrument reference: Recorded on July 15, 2004 as Book 0704 at Page 5599 with the Douglas County Recorder's Office, Douglas County, Nevada.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Clifford Alan Snider as Trustee
Clifford Alan Snider as Trustee

Holly Elizabeth Snider as Trustee
Holly Elizabeth Snider as Trustee

May 24, 2010
Date

STATE OF California
COUNTY OF Nevada

On May 24, 2010 before me V. Nevin Young, a notary public in and for said state, personally appeared Clifford Alan Snider and Holly Elizabeth Snider as Trustees of the Clifford A. Snider and Holly E. Snider Family Trust dated January 25, 1995, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or entity upon behalf of which the person 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.

(Seal Below)

WITNESS my hand and official seal.

V. Nevin Young
Notary Signature

