

DOC # 765480
06/21/2010 09:34AM Deputy: PK
OFFICIAL RECORD
Requested By:

VIN Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-610 PG-3670 RPTT: 1.95



APN: 1319-30-631-014 - PTN

Recording requested by:
James H. Byker
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 96050510057A

Mail Tax Statements To: M&D Partners, LLC, 7819 Glen Crest Way, Orlando, Florida 32836

Consideration: \$500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, James H. Byker and Barbara K. Byker, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 4315 Pleasant Hill Road, Kelso, Washington 98626, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: M&D Partners, LLC, a Florida Limited Liability Company, whose address is 7819 Glen Crest Way, Orlando, Florida 32836, "Grantee"


The following real property located in the State of Nevada, County of Douglas, known as Ridge Crest, 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.

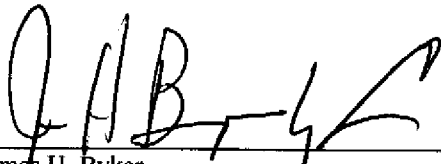
Document Date: 6/16/10




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



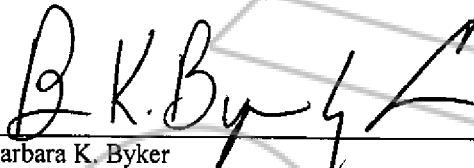
Witness #1 Sign & Print Name:
Amy W



James H. Byker
by Chad Newbold, as the true and lawful attorney in fact
under that power of attorney recorded herewith.



Witness #2 Sign & Print Name:
LATISHA GAINOUS



Barbara K. Byker
by Chad Newbold, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

STATE OF Florida) SS

COUNTY OF Orange)

On June 16, 2010, before me, the undersigned notary, personally appeared, by Chad Newbold as the true and lawful attorney in fact under that power of attorney recorded herewith for James H. Byker and Barbara K. Byker, Husband and Wife, as Joint Tenants with Right of Survivorship, 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 



My Commission Expires:



Exhibit "A"

File number: 96050510057A

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

(a) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest Condominiums as said in 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 183624.

(b) Unit No. 306 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 for use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document 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 40-370-24

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and the First Amended and Restrictions Declarations of Time Share Covenants, Conditions and Restrictions Recorded April 27, 1989, at Book 489, page 3383, as under Document # 200951. Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.