

DOC # 0768606  
 08/13/2010 11:39 AM Deputy: DW  
**OFFICIAL RECORD**  
 Requested By:  
 STEWART TITLE

|                                |                          |
|--------------------------------|--------------------------|
| A.P.N. #                       | A ptn of 1319-30-845-003 |
| R.P.T.T.                       | \$13.65                  |
| Escrow No.                     | 422835002                |
| <b>Recording Requested By:</b> |                          |
| Stewart Vacation Ownership     |                          |
| <b>Mail Tax Statements To:</b> |                          |
| Same as Below                  |                          |
| <b>When Recorded Mail To:</b>  |                          |
| Ridge Tahoe P.O.A.             |                          |
| P.O. Box 5790                  |                          |
| Stateline, NV 89449            |                          |

Douglas County - NV  
 Karen Ellison - Recorder  
 Page: 1 Of 4 Fee: 17.00  
 BK-0810 PG- 3032 RPIT: 13.65



**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That RONALD J. O'CONNOR, a widower for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RIDGE TAHOE 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 Tahoe, Cascade Building, Every Year Use, Week #42-283-50-02, 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: \_\_\_\_\_

*Ronald J. O'Connor*  
 Ronald J. O'Connor

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

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

by: Ronald J. O'Connor

Signature: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

CERTIFICATE OF ACKNOWLEDGMENT OF EXECUTION OF SIGNATURE

REPUBLIC OF IRELAND )  
COUNTY AND CITY OF DUBLIN ) ss:  
EMBASSY OF THE )  
UNITED STATES OF AMERICA )

I, Candace L. Bates, Vice Consul at the Embassy of the United States of America, Dublin, Ireland, duly commissioned and qualified, do hereby certify that on July 13, 2010, before me personally appeared RONALD O'CONNOR, identified by Irish driving license # [REDACTED], who executed the attached document, in my presence, freely and voluntarily for the uses and purposes therein mentioned. The attached Grant, Bargain, Sale Deed, which has been initialed by the acknowledger, consists of two pages, including this Certificate of Acknowledgement.

In witness whereof I have hereunto set  
my hand and official seal the day  
and year last above written



Candace L. Bates  
Vice Consul  
Embassy of the United States of America

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

STATE OF NEVADA                    )  
  )        SS  
County of Douglas                    )

Ridge Tahoe 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 Tahoe Property Owners Association

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

Subscribed, sworn to and acknowledged before me on July 15, 2010



Cindy Marie Melton  
Notary Public

**EXHIBIT "A"**

**(42)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> 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. 283 as shown and defined on said map; 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, 1984, 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 No. 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 No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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