



APN: 1319-30-720-001 PTN

Recording requested by:  
James E. Oliveira and Billie N. Oliveira  
and when recorded mail to:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819  
www.timeshareclosingservices.com  
Escrow # 96070710016A

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Mail Tax Statements To: Farada Family Holdings, LLC, 95 E. Mitchell Hammock Rd. Suite  
201-C, Oviedo, FL 32765

Consideration: \$500.00

## **Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, James E. Oliveira and Billie N. Oliveira, Husband and Wife, as Joint Tenants with Right of Survivorship , whose address is 2361 Apoepoe St., Pearl City, Hawaii 96782, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Farada Family Holdings, LLC, a Florida Limited Liability Company , whose address is 95 E. Mitchell Hammock Rd. Suite 201-C, Oviedo, FL 32765, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe - Tahoe Village Unit No. 3, 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: 9/9/2010



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

Witness #1 Sign & Print Name:

AMYLUGO

James E. Oliveira

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

Billie N. Oliveira

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

State of: Florida  
County of: Orange

On 9/9/2010, 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 E. Oliveira and Billie N. Oliveira, 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:

NOTARY PUBLIC - STATE OF FLORIDA  
L. Gainous  
Commission # DD629783  
Expires: JAN. 16, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires:

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## Exhibit "A"

File number: 96070710016A

TOGETHER with the tenants, 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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

An alternate year timeshare estate comprised of:

### PARCEL ONE:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements and improvements as follows:

(A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as document No. 156903 of Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 as shown and defined on said Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.

(B) Unit No. 007 as shown and defined on said Condominium Plan.

### PARCEL TWO

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said County and State, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in modifications thereof recorded in September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 14721 in Book 776, Page 87 of Official Records.

### PARCEL THREE

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, 41 as shown on said Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth



Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

#### PARCEL FOUR

(A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 630-26, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M. -and-

(B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612 and amended by certificate of amendment recorded November 23, 1981, as Document No. 62661 of Official Records, Douglas County, State of Nevada.

#### PARCEL FIVE

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Three recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as document no. 96758 of Official Records of Douglas County, during One alternate use week during ODD numbered years within the SWING Season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Three establishing Phase Four, and is defined in the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Tahoe recorded February 14, 1984 as document No. 96758 of Official Records, as amended.

The above described exclusive rights may be applied to any available unit of the same unit type on Lot 34 during said alternate use week within said "use season".