

DOC # 770574  
09/15/2010 02:33PM Deputy: DW  
OFFICIAL RECORD  
Requested By:

VIN Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 42.00  
BK-910 PG-3323 RPTT: 1.95

APN: 1319-30-542-005 *PTN*

Recording requested by:  
Juanita H. McCormick  
and when recorded mail to:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819  
www.timeshareclosingservices.com  
Escrow # 95072010021A



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Mail Tax Statements To: VI Network, Inc., a Florida Corporation, c/o Timeshare Closing Services, 8545 Commodity Circle, Orlando, Florida 32819  
Consideration: \$500.00

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

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Juanita H. McCormick, Trustee of The Juanita H. McCormick Revocable Inter Vivos Trust, dated February 10, 1993, whose address is 3736 Lakeland Way, Elk Grove, California 95758, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: VI Network, Inc., a Florida Corporation, whose address is c/o Timeshare Closing Services, 8545 Commodity Circle, Orlando, Florida 32819, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Sierra, 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: August 17, 2010



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

Kelly J. Bennett Kelly L. Bennett  
Witness #1 Sign & Print Name: Juanita H. McCormick, Trustee

Joseph Raymond Roberts  
Witness #2 Sign & Print Name: Joseph Raymond Roberts

STATE OF Calif ) SS  
COUNTY OF Sacramento

On 17 Aug 2010, before me, the undersigned notary, personally appeared, Juanita H. McCormick, 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: see Attached

My Commission Expires: 1 Sept 2011

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# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California

County of Sacramento

On 17 Aug 2010 before me, GARY GOODMAN, Notary Public  
(Here insert name and title of the officer)

personally appeared Juanita H. McCormick

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]  
Signature of Notary Public

(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Grant Deed  
(Title or description of attached document)  
  
(Title or description of attached document continued)  
  
Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_  
  
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
 Corporate Officer  
  
(Title)  
  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



## Exhibit "A"

File number: 95072010021A

A timeshare estate comprised of:

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 1/8th interest as tenants-in-common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3 as shown on the map recorded December 27, 1986, as Document No. 93408, official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. B1 as shown and defined on said condominium map recorded as Document No. 93408, 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 areas as set forth in said condominium map recorded as Document No. 93408, Official records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary line adjustment map recorded as Document No. 133713, 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" in Odd numbered years within the Prime "use Season" as that term is defined in the Second Amended and Restated Declaration of Time Share covenants, conditions and restrictions for the Ridge Sierra recorded as Document No. 183661, and as amended by that certain Addendum recorded as Document No. 183661, and as amended by that certain Addendum recorded as Document No. 184444, 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 Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

Parcel 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

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 recorded May 14, 1986 at Book 586, page 1232, as under Document No. 134786, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;