

DOC # 774891
12/06/2010 08:32AM Deputy: SD
OFFICIAL RECORD
Requested By:
TIMESHARE CLOSING SERVIC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1210 PG-1097 RPTT: 1.95



APN: 1319-30-720-001 PTN

Recording requested by:
Larry C. Van Der Veen
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 96101310022

Mail Tax Statements To: Denrick Bruce, 3369 NW 197 Terrace, Opa Locka, Florida 33056
Consideration: \$500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Larry C. Van Der Veen and Ines Colombetti, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is c/o 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Denrick Bruce, a Single Man, whose address is 3369 NW 197 Terrace, Opa Locka, Florida 33056, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe, 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: 12-2-10



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

Lori Lewis
Witness #1 Sign & Print Name:

LORI LEWIS

MLP

Witness #2 Sign & Print Name:

MELANIE PROW

Larry C. Van Der Veen *ZGH*

Larry C. Van Der Veen
by John Hutchinson, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

Ines Colombetti *ZGH*

Ines Colombetti
by John Hutchinson, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

STATE OF Florida, SS

COUNTY OF Orange

On 12-2-10, before me, the undersigned notary, personally appeared, by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith for Larry C. Van Der Veen and Ines Colombetti, 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: *MLP*
MELANIE PROW



DD 749415

My Commission Expires: 1-16-2012



Exhibit "A"

File number: 96101310022

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;

Parcel 1: An undivided 1/51st interest as tenants in common in and to that certain real property and improvements and improvements as follows:

(A) An undivided 1/24th interest as tenants-in-common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254,

(B) Unit No. 015 as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: A non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas as set forth on said Seventh Amended Map of Tahoe Village, Unit No.1, recorded on April 14, 1982, as Document No. 55828, Official Records of Douglas County, State of Nevada, and as further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385 at page 160, of Official Records of Douglas, County, Nevada as Document No. 114254.

Parcel 3: the exclusive right to use said 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" with the "Winter Use Season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985 in Book 385, Page 961 of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season.