

DOC # 778217  
02/07/2011 01:58PM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
THE TIMESHARE COMPANY  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: 18.00  
BK-211 PG-1303 RPTT: 1.95



Prepared By and Return To:

The Timeshare Company  
1704 Suwannee Cir  
Waunakee, WI 53597

APN # 1319-30-644-030 PTN

Mail tax statements to **Cheyenne Crossing, LLC** at 1704 Suwannee Cir, Waunakee, WI 53597

---

WARRANTY DEED

This Indenture, Made this **December 28, 2010**, between **Raymond E. Cooper Sharon L. Cooper**, whose address is 502 Regency Circle, Vacaville, CA 95687 hereinafter called the "Grantor"\*, and **Cheyenne Crossing, LLC** whose address is 1704 Suwannee Cir, Waunakee, WI 53597 hereinafter called the "Grantee"\*.

**Witnesseth:** That said Grantor, for good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being **in Douglas County, Nevada** to wit:

Time Share Legal Description for **Ridge Tahoe** of which is attached hereto as Exhibit "A" and incorporated herein by this reference.

**Derivation:** This being the same property conveyed by Harich Tahoe Development to Raymond E. Cooper and Sharon L. Cooper via deed recorded on 4/30/1991 in Book 491, Page 4618. Raymond E. Cooper died on 3/24/2010 at which time fee title vested solely in Sharon L. Cooper.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.



Prepared By and Return To:  
The Timeshare Company  
1704 Suwannee Cir  
Waunakee, WI 53597

Grantor: Sharon L. Cooper  
Sharon L. Cooper

Witness #1: [Signature]

Witness #2: [Signature]

State of \_\_\_\_\_, County of \_\_\_\_\_:  
The foregoing instrument was acknowledged by me \_\_\_\_\_, a notary public, on  
this \_\_\_\_\_ day of \_\_\_\_\_, 2010 by **Sharon L. Cooper**, who is personally known by me or  
who has produced: \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public,  
My Notary Expires   /  /   (SEAL)

See ATTACHE



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Solano

On 1-3-11  
Date

before me,

J. Reed, notary  
Here Insert Name and Title of the Officer

personally appeared

Sharon L. Cooper  
Name(s) of Signer(s)



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

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 1-3-11

Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Prepared By and Return To:  
The Timeshare Company  
1704 Suwannee Cir  
Waunakee, WI 53597

**EXHIBIT "A" (37)**

PARCEL ONE:

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain condominium as follows:

(A) An undivided 1/106<sup>th</sup> interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, recorded September 21, 1990 as Document No. 235008, Official Records of Douglas county, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document no. 182057, Official Records of Douglas County, State of Nevada.

(B) **Unit No. 065** as shown and defined on said last Condominium Plan.

PARCEL TWO:

(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. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, re-recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.& M; and

(B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official records, Douglas Couth, State of Nevada.

PARCEL THREE:

A non-exclusive right to use the real property know as "Common Area" as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas county, Nevada, with Section 30, Township 13 North, range 19 East, M.D.B.& M, 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



Prepared By and Return To:

The Timeshare Company  
1704 Suwannee Cir  
Waunakee, WI 53597

records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purpose over, on and through Lots 29, 30, 35, 39, 40 and 41 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990 as Document no. 235008 of the Douglas county Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use and UNIT of the same unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the 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 of 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 use week with the **SWING** season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same unit Type on Lot 37 during said use week within said "use seasons".