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DOC # 0780869  
03/31/2011 09:03 AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
CAROL MOSES

APN: 1319-30-644-065 PTN  
  
Recording requested by and mail documents  
and tax statements to:  
  
Name Francis & Joleane King  
Address: 2635 Heritage Park Lane  
City / State / Zip: Sacramento, CA 95835

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 3 Fee: 41.00  
BK-0311 PG- 6645 RPTT: 11.70



### Quitclaim deed.

State of Nevada

County of Douglas

This indenture, made this 15th day of February 2011 between **Leonard Ranasinghe and Sharon K. Ranasinghe, herein called the "grantor" and Francis King and Joleane King, herein called the "grantee";**

Witness that, in consideration of one hundred dollars in hand paid and other valuable consideration, the receipt and sufficient of which are hereby acknowledged, grantor does hereby transfer an convey unto grantee all grantor's right, title and interest in and to the land described in **see attachments** exhibit attached hereto and made a part hereof, together with all buildings and other improvements located thereon, and together with all rights, members and appurtenances in any manner appertaining or belonging to said property described as below:

The following described real property in the County of Douglas, State of Nevada in the Ridge Tahoe, located in Douglas County, Nevada, as shown on the Final Condominium Map filed on July 14, 1988, as file number 182057, Official Records of Douglas County, Nevada, as amended thereafter, Unit Type: 2 bdrm, Year: Cons., Season: Prime, Unit No: 157, Week: one (1). See attached EXHIBIT "A" for additional details.

To have and to hold said property unto grantee and fee simple absolute forever. Grantor shall have no obligation to warrant or defend right, title or interest to said property unto grantee against the claims of any persons. Where the context requires or permits, "grantor" and "grantee" shall include their respective heirs, successors and assigns.

In witness whereof, grantor has executed this deed under seal on the date above written.

Leonard Ranasinghe Leonard Ranasinghe Sharon Ranasinghe Sharon Ranasinghe  
by Carol Moses as Power of Attorney by Carol Moses as Power of Attorney  
Signed, sealed and delivered in presence of \_\_\_\_\_

Unofficial Witness \_\_\_\_\_ (Seal)

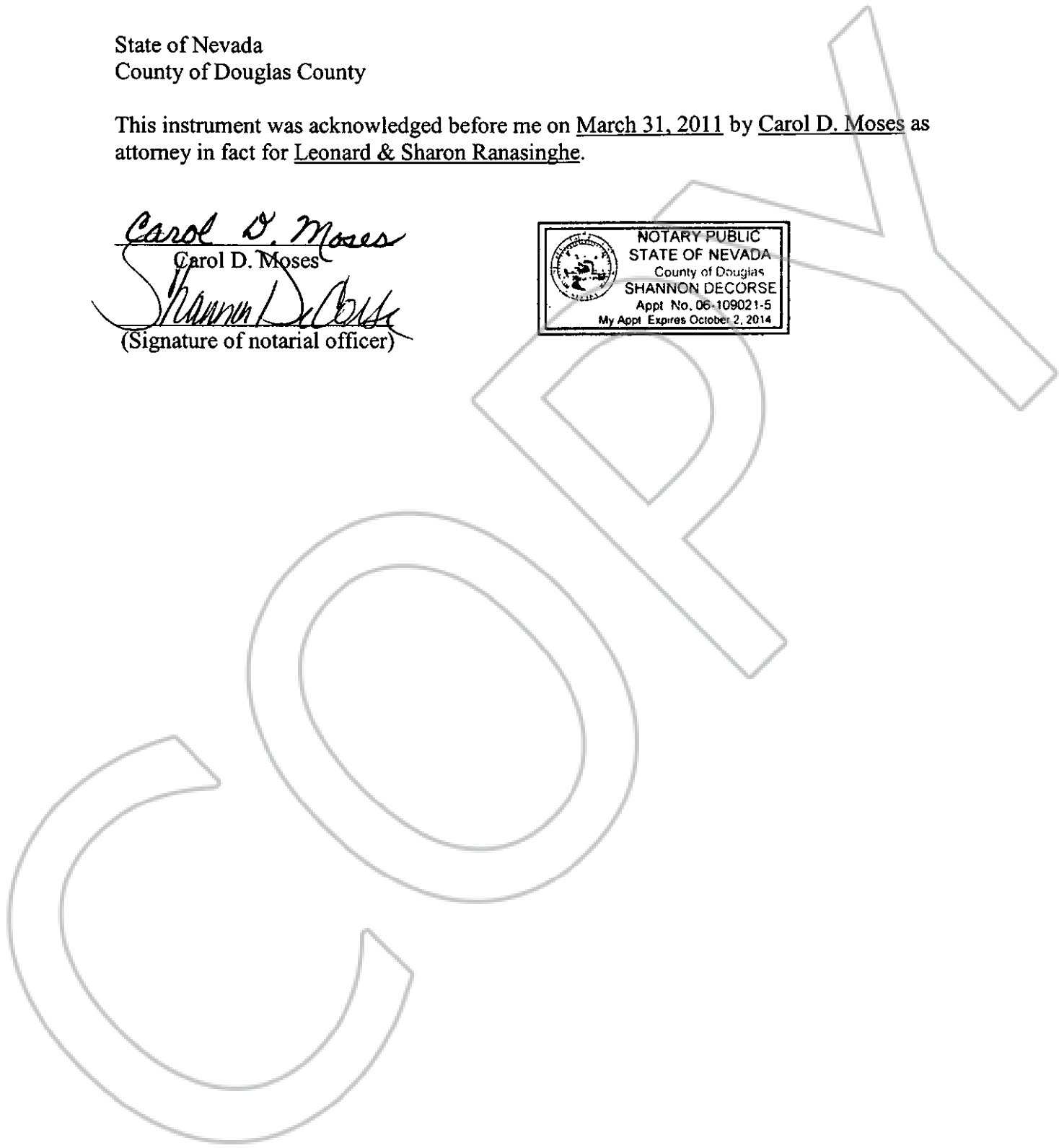
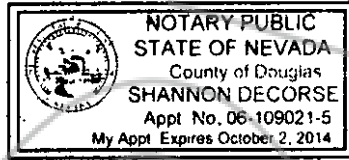
Notary Public

Power of Attorney

State of Nevada  
County of Douglas County

This instrument was acknowledged before me on March 31, 2011 by Carol D. Moses as attorney in fact for Leonard & Sharon Ranasinghe.

*Carol D. Moses*  
Carol D. Moses  
*Shannon Decorse*  
(Signature of notarial officer)



## EXHIBIT "A" (37)

## A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th 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. 157 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 recorded December 8, 1981, as Document No. 63026, 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.B. & N.; 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 County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th 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. & N. 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: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 1, 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 purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th 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. & N. 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 any 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 within the PRIME 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 season".

A Portion of APN 42-285-15