

DOC # 782273
04/27/2011 09:03AM Deputy: GB
OFFICIAL RECORD
Requested By:
SPL INC - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-411 PG-5594 RPTT: 9.75



APN: 1319-30-720-001

RECORDING REQUESTED BY
CHICAGO TITLE

WHEN RECORDED MAIL TO:
GERARD KIRKPATRICK
KAREN KIRKPATRICK
P.O. BOX 8042
MAROOCHYDORE DC
QUEENSLAND, QLD 4558
AUSTRALIA

ESCROW #: TS21493

DOCUMENTARY TRANSFER TAX: \$12.75

COUNTY: DOUGLAS

12360841 USB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

BARBARA RUSSO and WILLIAM RUSSO, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

does Hereby Grant, Bargain, Sell and Convey to:

GERARD KIRKPATRICK and KAREN KIRKPATRICK, HUSBAND AND WIFE AS JOINT TENANTS

all that real property situated in the County of DOUGLAS, State of Nevada, bounded and described as follows;

An undivided 1/51st fee interest as tenants in common in and to Unit No. 051 in the project identified as **THE RIDGE TAHOE**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

(SIGNATURE AND NOTARY ON SECOND PAGE)



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Barbara Russo
BARBARA RUSSO

William Russo
WILLIAM RUSSO

Date: March 22, 2011

STATE OF New York
County of Nassau } ss.

On April 1, 2011 (date) before me, Evelyn Graham (notary name), Notary Public, Personally appeared BARBARA RUSSO and WILLIAM RUSSO, 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 Evelyn Graham

(notary seal)

EVELYN GRAHAM
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN NASSAU COUNTY
REG #91GR6191760
MY COMM EXP AUG 25 2012
REG # 91GR6191760
EVELYN GRAHAM

Seal must be placed inside the 1" margin, or deed will be rejected by the recorder

Exhibit 'A'



BK-411
PG-5596

782273 Page: 3 of 4 04/27/2011

Page 1
Order No. 930860841

DESCRIPTION

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.

(a) UNIT No. 051 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, RECORDED JUNE 17, 1976) IN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN; 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 NONEXCLUSIVE 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, MOUNT DIABLO BASE AND MERIDIAN, FOR ALL OF 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 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 ANBD 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 SPETEMBER 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, MOUNT DIABLO BASE AND MERIDIAN FOR ALL THOSE PURPOSES PROVIDED IN THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED FEBRUARY 14, 1984, AS DOCUMENT No. 96758 AND AS AMENDED



DESCRIPTION

FROM TIME TO TIME OF OFFICIAL REOCRDS 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 COUNTY, IN WHICH AN INTEREST IS HEREBY CONVEYED IN SUBPARAGRAPH (B) OF PARCEL ONE, AND HTE 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 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 42-285-050

ASSESSOR'S PARCEL NO.: 1319-30-720-001