

VIN

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-711 PG-399 RPTT: 5.85



APN: 1319-30-720-001 PTN

Recording requested by:
Carol Lynn Osgood a/k/a Carol Osgood
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67012011044A

Mail Tax Statements To: Nixon Family Trust, LLC, 2 East Congress Street, Suite 900, Tucson,
AZ 85701

Consideration: \$1050

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Carol Lynn Osgood a/k/a Carol Osgood, an Unmarried Woman, whose address is 2317 Vine Ave., Klamath Falls, Oregon 97601, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Nixon Family Trust, LLC, a New Mexico Limited Liability Company, whose address is 2 East Congress Street, Suite 900, Tucson, AZ 85701, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as RidgeView, 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: 6/28/11



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

Charlene Hockett
Witness #1 Sign & Print Name:
CHARLENE HOCKETT

Carol Lynn Osgood by ASht
Carol Lynn Osgood a/k/a Carol Osgood
by Anne Stewart, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

Karen Morsell
Witness #2 Sign & Print Name:
Karen Morsell

STATE OF Nevada) SS
COUNTY OF Clark)

On 6-28-11, before me, the undersigned notary, personally appeared, by Anne Stewart as the true and lawful attorney in fact under that power of attorney recorded herewith for Carol Lynn Osgood a/k/a Carol Osgood, an Unmarried Woman, 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: Scott A. Hogue

My Commission Expires: 7-14-14

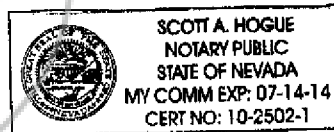




Exhibit "A"

File number: 67012011044A

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described 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. 022 as shown and delined 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 purpose 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. 66828, Official Records of Douglas County, State of Nevada, and as further set forth upon Record of Survey of boundary line and adjustment map recorded March 4, 1985, in Book 385, at page 160, of Official Records of Douglas County, Nevada as DocumentNo. 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 on "use week" within 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.