

DOC # 786111
07/08/2011 12:55PM Deputy: SG
OFFICIAL RECORD
Requested By:
Timeshare Closing Services
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-711 PG-1196 RPTT: 1.95

APN: 1319-30-720-001 PTN

Recording requested by:
Richard Lavin Varner and Cheryl Lynn Varner
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67120310057A



Mail Tax Statements To: Investor Partners, LLC a Florida Limited Liability Company, 95 E. Mitchell Hammock Rd., Suite 201-C, Oviedo, FL 32765

Consideration: \$500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Richard Lavin Varner and Cheryl Lynn Varner Trustees of the Richard and Cheryl Varner 1988 Revocable Trust, dated 5-16-88, whose address is 9473 Highwood Hills Road, Brentwood, TN 37027, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Investor Partners, LLC a Florida Limited Liability Company, whose address is 95 E. Mitchell Hammock Rd., Suite 201-C, Oviedo, FL 32765, "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: 2-14-11



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

Patricia A. Wurll
~~Richard Lavin Varner~~
Witness #1 Sign & Print Name:
Patricia A. Wurll

Richard Lavin Varner
Richard Lavin Varner, Trustee

Mary Ann Campbell
Witness #2 Sign & Print Name:
Mary Ann Campbell

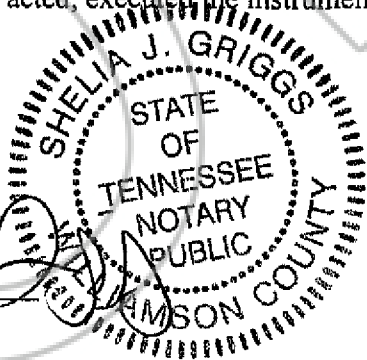
Cheryl Lynn Varner
Cheryl Lynn Varner, Trustee

STATE OF Tennessee) SS
COUNTY OF Williamson)

On Feb. 14, 2011, before me, the undersigned notary, personally appeared, by Richard Lavin Varner and Cheryl Lynn Varner, 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: Shelia J. Griggs



My Commission Expires:
12/9/2014



Exhibit "A"

File number: 67120310057

An undivided 1/51st interest as tenants-in-common, in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village unit No. 3-14th Amended Map, recorded April 1, 1994 as Document No. 333985, official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said Map; and (B) Unit No. 271 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Forth Amended and Restated Declaration of Time Share Covenants, Conditions, and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended, Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 04, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the first Amended Recitation of Easements Affecting The Ridge Tahoe Phase Seven recorded June 9, 1995 as Document No. 363815, and subject to said Declaration; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

TOGETHER with 13-foot wide easement located within a portion of section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19-06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended map, Document No. 269053 of the Douglas County recorder's office;

THENCE S. 52°20'29"E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12"E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40