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09/06/2011 02:24PM Deputy: SG
OFFICIAL RECORD
Requested By:
Title Court Services
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-911 PG-769 RPTT: 3.90



A portion of APN: 1319-30-542-007

Mail tax statements to:
Ridge Sierra POA
PO Box 859
Sparks, NV 89432


Prepared by and return to:
Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 200
Lake Mary, FL 32746

GRANT DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of One Thousand Dollars (\$1000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Robert A. Duffey and Ronnie Duffey, husband and wife (hereinafter referred to as "Grantor"), whose address is 105 The Hideout, Lake Ariel, PA 18436, does hereby grant unto Garo Bekarian and Annie Bekarian, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 3013 Emerald Isle Drive, Glendale, CA 91206, the following property located in the County of Douglas, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference:

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.


Robert A. Duffey


Ronnie Duffey

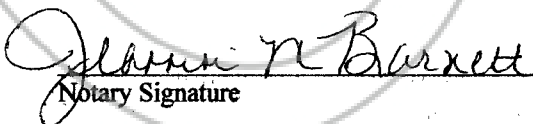
STATE OF Pennsylvania
COUNTY OF Wayne

On August 19, 2011 before me Jeannine M Barnett, a notary public in and for said state, personally appeared Robert A. Duffey and Ronnie Duffey, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.


Notary Signature

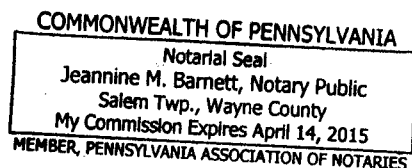




Exhibit "A"

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(A) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 4, Tahoe Village, Unit Number 3, as shown on the map recorded December 27, 1983, as Document Number 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document Number 133713, Official Records of Douglas County, State of Nevada.

(B) Unit Number B2 as shown and defined on said condominium map recorded as Document Number 93408, Official Records of Douglas County, State of Nevada.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas as set forth in said condominium map recorded as Document Number 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document Number 133713, Official Records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above during one "use week" with the "Prime use season" as said quoted terms are defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document Number 183661, and as Amended by that certain Addendum recorded as Document Number 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit the The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the CC&R's.

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