

A ptn of APN 1319-30-645-003

Recording Requested By:

**Stewart Vacation Ownership**  
Nevada Branch  
10 Graves Dr.  
Dayton, NV 89403

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 18.00  
BK-1011 PG- 2410 RPTT: # 3



When Recorded Mail to:

Russell F. King, II  
23 South Gate Rd.  
Charleston, WV 25314

R.P.T.T. \$-0- (#3)  
#42-300-42-01

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**GRANT, BARGAIN DEED**  
(Title of Document)

THIS DOCUMENT IS BEING RE-RECORDED TO ATTACH THE LEGAL  
DESCRIPTION, WHICH WAS NOT INCLUDED AT THE TIME OF THE ORIGINAL  
RECORDING

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed or legibly hand printed.

Portion APN 1319-30-645-003

WHEN RECORDED MAIL TO

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0411 PG-1153 RPTT: # 6

Name: Russell F. King, II  
Address: ✓ 23 South Gate Rd.  
Charleston, West Virginia 25314

**GRANT, BARGAIN DEED**

THIS INDENTURE, made this 17<sup>th</sup> day of March, 2011,  
between **MICKRA H. KING**, party of the first part, Grantor, and **RUSSELL F. KING, II**, party of the second part, Grantee.

**WITNESSETH:**

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, that by these presents, grant, bargains, releases, and quit claims, unto the Grantee and Grantee's heirs and assigns. all of her undivided one-half (1/2) interest, including her right of survivorship, in that certain property, parcel or real estate together with any improvements thereon and appurtenances thereunto located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restored Declarations of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as of the same were fully set forth herein;

BEING THE SAME PROPERTY conveyed to Russell F. King, II and Mickra H. King by Harich Tahoe Developments, a Nevada general partnership, by deed dated February 14, 1998, of record in said Clerk's office in Deed Book No. 0298, page 4416.

The Grantor does hereby declare that this conveyance is exempt from the Nevada excise on the transfer of real estate because it is a conveyance from spouse to spouse pursuant to a divorce decree and property settlement agreement. It is the intent of the parties that title to the real estate conveyed herein shall vest solely in Russell F. King, II and that the said Mickra H. King shall have no interest or survivorship interest therein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

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

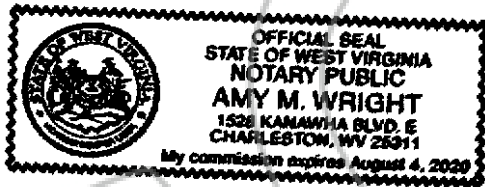
*Mickra H. King*  
Mickra H. King

STATE OF WEST VIRGINIA,  
COUNTY OF KANAWHA, TO-WIT:

The foregoing instrument was acknowledged before me, a Notary Public in and for the County and State aforesaid, this 17<sup>th</sup> day of March, 2011, by Mickra H. King.

My commission expires: August 4, 2011

*Amy M. Wright*  
Notary Public



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PG- 2413  
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**EXHIBIT "A"**

**(42)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> 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. 300 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth 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 by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 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 recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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.

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