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DOC # 0791680
10/31/2011 08:34 AM Deputy: GB
OFFICIAL RECORD
Requested By:
TIMESHARE CLOSINGS FOR LESS

A portion of APN: 1319-30-643-005

Mail tax statements to:
Ridge Tahoe Property Owners Assoc.
PO Box 5790
Stateline, NV 89449

INC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 2 Fee: 15.00
BK-1011 PG- 5308 RPTT: 1.95



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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of Five Hundred Dollars (\$500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Kevin Niemi and Jacqueline J. Hall-Niemi, husband and wife as joint tenants with right of survivorship (hereinafter referred to as "Grantor"), whose address is 18716 SE 42nd Place, Issaquah, WA 98027, do hereby grant unto Angela James, a single woman (hereinafter referred to as "Grantee"), whose mailing address is 5030 Crest Drive, Sacramento, CA 95835, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided **1/50th** interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 5 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 Six recorded December 18, 1990, as document No. 241238, as amended by Amended Declaration of Annexation of the Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as describe in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

This conveyance is accepted by the Grantee subject to: taxes and fees not yet due and payable; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

Prior instrument reference: Recorded on April 8, 1992, as Document Number 275368 with the Douglas County Recorder's Office, Douglas County, Nevada.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

[Signature]
Kevin Niemi

[Signature]
Jacqueline J. Hall-Niemi

STATE OF Washington
COUNTY OF King

The foregoing instrument was acknowledged before me on October 8, 2011 by Kevin Niemi and Jacqueline J. Hall-Niemi. They are personally known to me or have presented a driver's license or passport as identification and have signed this document in my presence.

[Signature]
Notary Signature

Amelia Savage
Notary Printed Name

Affix seal and date commission expires here: 8/16/2015

