



APN: A portion of APN 42-230-22

Mail tax statement to:

The Ridge Sierra
265 Quaking Aspen
Stateline, NV 89449

and when recorded return to:

Timeshare Title, Inc.
P.O. Box 3175
Sharon, PA 16146

Escrow No. 11-4514BT

R.P.T.T. \$1.95

**GRANT, BARGAIN, SALE DEED
THE RIDGE SIERRA**

THIS INDENTURE WITNESSETH: That **Steven H. Moeller and Verletta K. Moeller, husband and wife, as Joint Tenants with Right of Survivorship, by their attorney-in-fact GroupWise, Inc., Carli A. Brant as Authorized Representative**, whose address is **15648 Harvest Avenue, Norwalk, CA 90620**, hereinafter "**Grantors**", FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Howard J. Cosier, A Single Man**, whose address is **4680-18-I Monticello Avenue, PMB 167, Williamsburg, VA 23188**, hereinafter "**Grantee**", all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/102nd interest in and to that certain condominium estate described as follows:

- (a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 4 of Tahoe Village Unit No. 3 as shown on the map recorded December 27, 1983, as Document No. 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 No. 133713, Official Records of Douglas County, State of Nevada.
- (b) Unit No. B-2 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 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 No. 133713, Official Records of Douglas County, State of Nevada.



PARCEL 3:

An 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 **“alternate use week”** in **EVEN numbered years within the “PRIME use season”** as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for **The Ridge Sierra** recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the “C,C & R’s”). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said “use week” in the above referenced “use season” as more fully set forth in the C, C & R’s.

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 taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions Recorded May 14, 1986, at Book 586, page 1232, as under Document No. 134786.Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

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

Prior instrument reference: Instrument No. 241060, Book 1290, Pages 1836-1837 of the Official Records of Douglas County, Nevada.



WITNESS Grantors' hands this the 17 day of November, 2011.

Steven H. Moeller
Steven H. Moeller

Carli A. Brant
By: Carli A. Brant, Authorized
Representative for GroupWise, Inc.
his attorney-in-fact

Verletta K. Moeller
Verletta K. Moeller

Carli A. Brant
By: Carli A. Brant, Authorized
Representative for GroupWise, Inc.
her attorney-in-fact

STATE OF PA
COUNTY OF Mercer

The foregoing instrument was acknowledged this 17 day of Nov., 2011, before me Becky Davenport the undersigned officer, personally appeared **Carli A. Brant, Authorized Representative for GroupWise, Inc.**, known to me (or satisfactorily proven) to be the person whose name is subscribed as **attorney-in-fact for Steven H. Moeller and Verletta K. Moeller**, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

My Commission Expires:
6-16-13

Becky Davenport
Notary Public
Printed Name: Becky Davenport

NOTARIAL SEAL
BECKY DAVENPORT
Notary Public
SHARON CITY, MERCER COUNTY
My Commission Expires Jun 16, 2013



Accepted: Nov 11, 2011

By signing below, the Grantee hereby accepts delivery of this Deed and further acknowledges the conveyance of the within described property from Grantor to Grantee the day and year first written above.

IN WITNESS WHEREOF, the said Grantee has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan Spillert
Witness # 1 Signature

Howard Cosier
Howard Cosier

Susan Spillert
Printed Name

William Wise
Witness # 2 Signature

William Wise
Printed Name

STATE OF: Virginia

COUNTY OF: James City

The foregoing instrument was acknowledged before me this 11 Day of Nov 2011, by **Howard Cosier**, who is personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

P. J. LaChere
Signature of Notary

P J LaChere
Printed Name

My commission expires: 4-30-12

