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DOC # 0793194  
11/28/2011 10:38 AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
EXPRESS TIMESHARECLOSINGS

APN: 1319-30-720-001

Prepared by:  
Record and Return to:  
EXPRESS TIMESHARE CLOSINGS, INC.  
(Without examination of title)  
2011 Delmar Avenue  
Vero Beach, FL 32960  
772-492-9170

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 6 Fee: 19.00  
BK-1111 PG-5571 RPTT: 0.00



Mail Tax Statements to:  
Deborah J. Rea  
Matthew W. Miller  
440 Edwin Drive  
Vacaville, CA 95687  
Consideration: \$1.00

**GRANT, BARGAIN, SALE DEED**

**THIS DEED**, Made the 17 day of November, 2011, by

**DOUGLAS W. DOBOS and KAREN J. DOBOS, Husband and Wife,**

of Post Office Box 308, Mesa, Colorado 81643, hereinafter called the Grantor, to

**DEBORAH J. REA, a single woman, and MATTHEW W. MILLER, a single man,**  
**as Joint Tenants with Rights of Survivorship,**

of 440 Edwin Drive, Vacaville, California 95687, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH**, That the Grantor, for and in consideration of the sum of One and 00/100 (\$1.00) Dollars, to Grantor paid by Grantee, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto the Grantee, and Grantee's heirs and assigns forever, all that certain property located and situated in Douglas County, State of Nevada, more particularly described as:

**See Exhibit "A" attached hereto and by this reference made a part hereof.**

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

Being the same property conveyed to Grantor by instrument recorded January 23, 1992 as Document 269414, Book 192, Pages 2782-2783, Official Records of Douglas County, State of Nevada.

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

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

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

[Signature]  
**DOUGLAS W. DOBOS, Grantor**  
**by JAIME GUTIERREZ SADA**  
**as Attorney-in-Fact**  
Av. 10 Con Calle 12 Dept. B4 Edificio "JIRA"  
Playa del Carmen, Quintana Roo  
Mexico 77710

[Signature]  
**KAREN J. DOBOS, Grantor**  
**by JAIME GUTIERREZ SADA**  
**as Attorney-in-Fact**  
Av. 10 Con Calle 12 Dept. B4 Edificio "JIRA"  
Playa del Carmen, Quintana Roo  
Mexico 77710

STATE OF Florida )  
COUNTY OF Indian River ) ss.

On November 17, 2011, before me, Susan E Gale, a Notary Public, personally appeared **JAIME GUTIERREZ SADA as Attorney-in-Fact for DOUGLAS W. DOBOS and KAREN J. DOBOS, under authority granted to him under duly executed Limited Durable Power of Attorney dated July 20, 2010 and recorded herewith**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal. (this area for official notarial seal)

[Signature]  
Notary Signature  
Notary Printed: Susan E Gale  
My Commission expires: 4-8-13



**EXHIBIT "A"**

APN: 1319-30-720-001

**A Timeshare Estate Comprised of:**

**Parcel One:**

An undivided 1/51<sup>st</sup> interest in and to that certain condominium described as follows:

- (a) An undivided 1/106<sup>th</sup> interest, as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (b) **Unit No. 041**, as shown and defined on said last Condominium Plan.

**Parcel Two:**

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981 as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.M., - and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

**Parcel Three:**

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B.&M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions, recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Recors; (2) recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

**Parcel Four:**

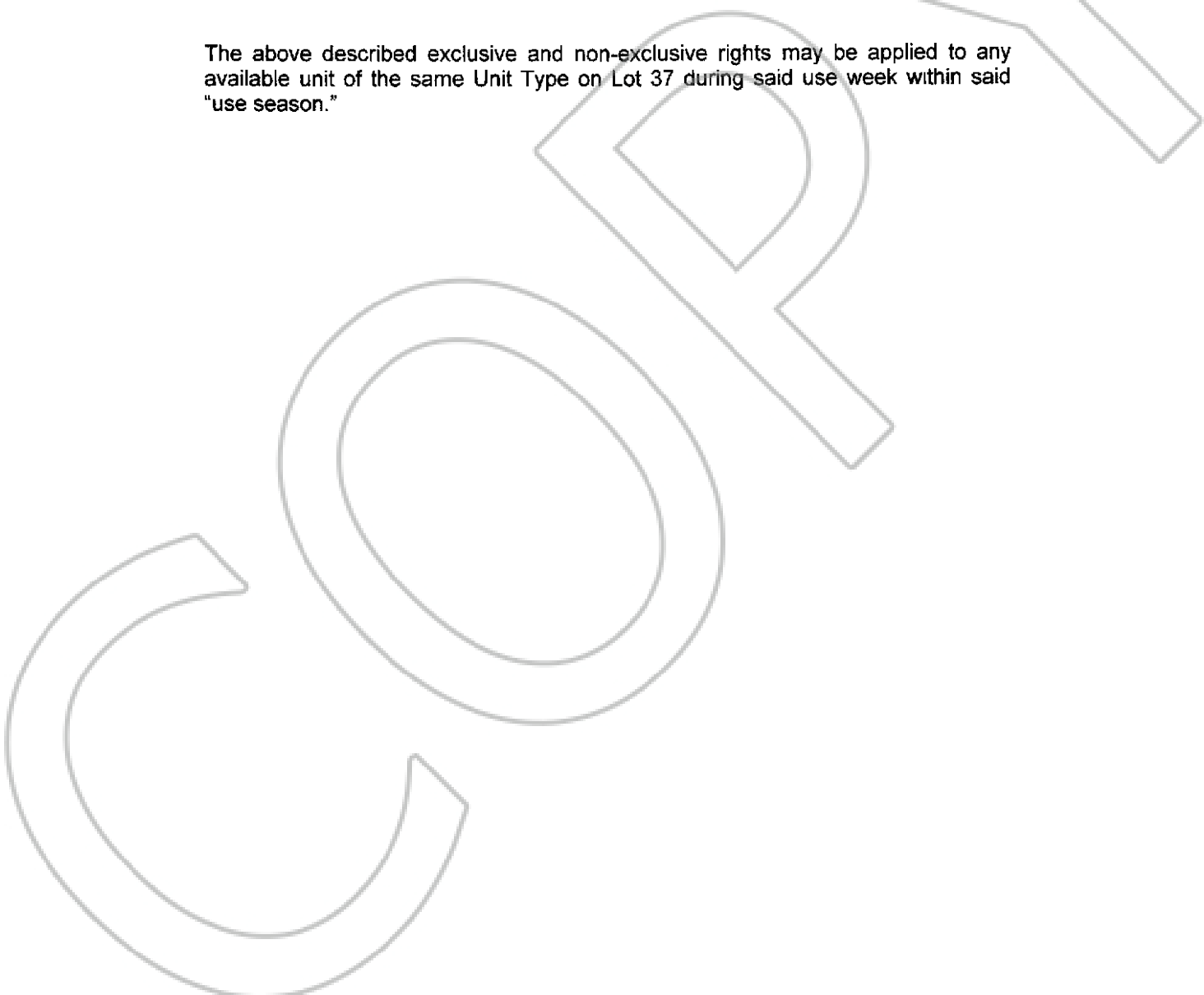
A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40 and 41, as shown on Tahoe Village Unit No. 3 - 10<sup>th</sup> Amended Map recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B.&M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984 as Document No. 96758 and as amended from time to time in the Official Records of Douglas County, State of Nevada.



**Parcel Five:**

The exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of **The Ridge Tahoe Phase Five** recorded August 18, 1988 as Document No. 184461 of Official Records of Douglas County in which an interest is hereby conveyed in subparagraph (b) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Ridge Tahoe, recorded February 14, 1984 as Document No. 96758 of Official Records of Douglas County, during **ONE use week** within the **PRIME** Season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive and non-exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season."



**BILL OF SALE**

That we, DOUGLAS W. DOBOS and KAREN J. DOBOS, do hereby swear that on \_\_\_\_\_, 2011, we sold, transferred, conveyed all rights, title and interest in the following described timeshare property:

**The Ridge Tahoe  
Unit No. 041, Prime Season**

**#3704106A**

**See attached Exhibit "A"**

Sold to DEBORAH J. REA and MATTHEW W. MILLER for One and 00/100 (\$1.00) Dollars. We further swear, as sellers, that we are the owners of the above described timeshare interest and have full right and power to convey the same.

We declare and affirm under the penalties of perjury that this information has been examined by us, and to the best of our knowledge and belief, is in all things true and correct.

Dated this 17 day of November, 2011.

Seller(s) Signature:

Douglas W. Dobos by  
Jaime Gutierrez Sada  
as Attorney in fact  
DOUGLAS W. DOBOS  
Karen J. Dobos by  
Jaime Gutierrez Sada  
as Attorney in fact  
KAREN J. DOBOS

Sellers' Address:

P.O. Box 308  
Mesa, CO 81643

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Buyer(s) Signatures:

\_\_\_\_\_  
DEBORAH J. REA  
\_\_\_\_\_  
MATTHEW W. MILLER

Buyers' Address:

440 Edwin Drive  
Vacaville, CA 95687

**BILL OF SALE**

That we, DOUGLAS W. DOBOS and KAREN J. DOBOS, do hereby swear that on \_\_\_\_\_, 2011, we sold, transferred, conveyed all rights, title and interest in the following described timeshare property:

**The Ridge Tahoe  
Unit No. 041, Prime Season**

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**See attached Exhibit "A"**

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We declare and affirm under the penalties of perjury that this information has been examined by us, and to the best of our knowledge and belief, is in all things true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011 .

Seller(s) Signature:

\_\_\_\_\_  
DOUGLAS W. DOBOS

\_\_\_\_\_  
KAREN J. DOBOS

Sellers' Address:

P.O. Box 308  
Mesa, CO 81643

Dated this 18 day of October, 2011 .

Buyer(s) Signatures:

  
\_\_\_\_\_  
DEBORAH J. REA

  
\_\_\_\_\_  
MATTHEW W. MILLER

Buyers' Address:

440 Edwin Drive  
Vacaville, CA 95687