

APN: 1319-30-712-001  
Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
James P. Tarpey, Esq.  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #35465

Mail Tax Statement To:  
RIDGE POINTE  
400 Ridge Club Dr  
Stateline, NV 89449

DOC # 793274  
11/29/2011 09:18AM Deputy: SD  
**OFFICIAL RECORD**  
Requested By:  
Resort Closings, Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-1111 PG-5899 RPTT: 1.95



## GRANT DEED

THIS DEED shall operate to perform the transfer of title from KATHY L. WALSH, a Widow ("Grantor(s)") KENNETH J. RYBUS, a married man, as his Sole and Separate Property, whose address is 265 N. Joy St. #200, Corona, CA 92879 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

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



IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: July 16, 2011

GRANTOR(S):

Deceased  
JAMES TIM WALSH

Kathy L Walsh  
KATHY L. WALSH

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: CA

COUNTY OF: Sacramento

THE 16<sup>th</sup> DAY OF July, 2011, JAMES TIM WALSH and KATHY L. WALSH, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

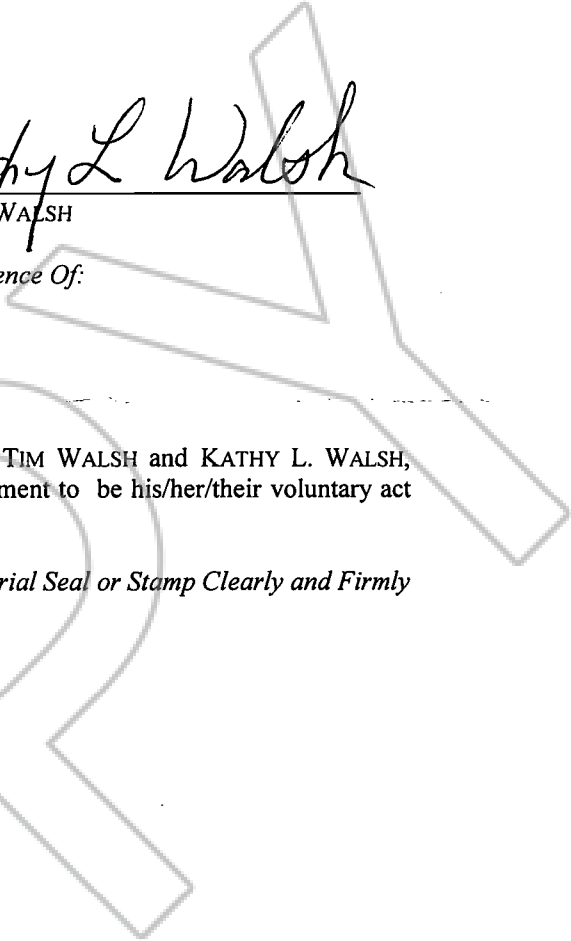
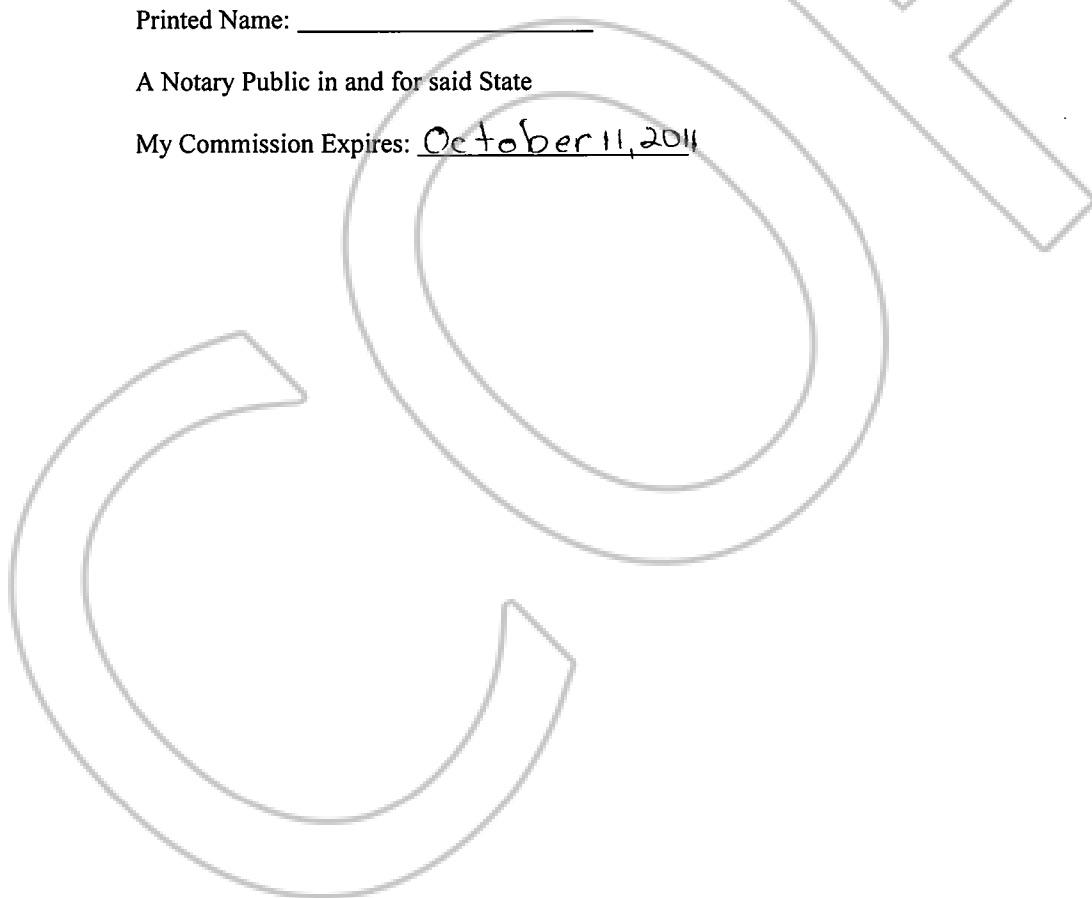
*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: see attached

Printed Name: \_\_\_\_\_

A Notary Public in and for said State

My Commission Expires: October 11, 2011





### All-Purpose Acknowledgment

State of California

County of El Dorado

On July 16, 2011 before me, Emmy Lou Farrand <sup>Notary</sup> ~~Public~~, personally  
(date) (name, title of officer)

appeared Kathy L. Walsh, who proved to me on the basis of  
(name(s) of signer(s))

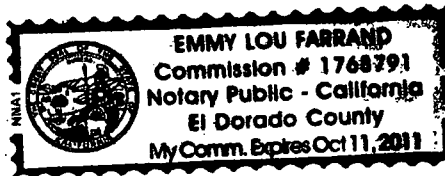
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Emmy Lou Farrand  
Notary Public

(Seal)





Inventory No. 16-013-22-81

EXHIBIT "A"  
(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT NO. 1-14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada; , EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence south 31 11'12" East 81.16 feet; thence south 58 48'39" West 57.52 feet; thence North 31 11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18 23'51", an arc length of 57.80 feet the chord of said curve bears North 60 39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in even – numbered years in accordance with said Declaration.

A portion of APN: 0000-40-050-450