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12/27/2011 11:23AM Deputy: GB

OFFICIAL RECORD

Requested By:

Timeshare Closing Services

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 3 Fee: \$16.00

BK-1211 PG-5367 RPTT: 1.95



APN: 1319-30-720-001 PTN

Recording requested by:

Rodney M. Jeppesen

and when recorded mail to:

Timeshare Closing Services, Inc.

8545 Commodity Circle

Orlando, FL 32819

www.timeshareclosingservices.com

Escrow # 76102511003

Mail Tax Statements To: Stephen Drew Warner, 5581 St Andrew Circle, Clarkston, MI 48348

Consideration: \$500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Rodney M. Jeppesen and Christine S. Jeppesen, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is c/o 8545 Commodity Circle, Orlando, FL 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Stephen Drew Warner and Maribeth Sevigny Warner, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 5581 St Andrew Circle, Clarkston, MI 48348, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Document Date: 12-27-11



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

Witness #1 Sign & Print Name:

Amy Wiso

Rodney M. Jeppesen

by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith.

Witness #2 Sign & Print Name:

MELANIE PROW

Christine S. Jeppesen

by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith.

STATE OF Florida) SS

COUNTY OF Orange)

On 12-27-11, before me, the undersigned notary, personally appeared, by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith for Rodney M. Jeppesen and Christine S. Jeppesen, personally known to me (or proved to me on the basis of 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.

WITNESS my hand and official seal.

SIGNATURE: _____

MELANIE PROW



My Commission Expires: 1-16-2012



Exhibit "A"

File number: 76102511003

TOGETHER with the tenants, 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 of way, agreements and the Fourth Amended and Restated Declaration 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 if the same were fully set forth herein;

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements and improvements as follows: (A) An undivided 1/48ths in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th 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. 279 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 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 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 every other year in even - numbered years 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 a 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, 13th 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 13th 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.

A portion of APN: 42-010-40