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DOC # 0798336
03/06/2012 08:35 AM Deputy: SG
OFFICIAL RECORD
Requested By:
TIMESHARE CLOSINGS FOR LESS

A portion of APN: 1319-30-645-003

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

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0312 PG- 844 RPTT: 17.55



Prepared by and return to:
Susie Bell
✓ 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 Four Thousand Two Hundred Fifty Dollars (\$4250.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karen Phelan**, an unmarried woman (hereinafter referred to as "Grantor"), whose address is 573 East Sunshine Circle, Palm Springs, CA 95973 does hereby grant unto **Ray Jacenich and Jackie Jacenich**, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 1695 Messina Drive, Yuba City, CA 95993, 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 1/48th interest 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. 259 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 April 26, 1995, as Document Number 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document Number 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document Number 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document Number 363815, and subject to said Declarations; with the exclusive right to use said interest in Lot 42 only. for one week each ear in accordance with said Declaration.

Said unit is also described as: The Ridge Tahoe, **Cascade Building** in an **Emerald Suite** with Every year use, Account Number: **4225939A**.

Together with a 13 floor wide easement located within a portion of Section 30, Township 13 North, Range 19 Ease, MDB&M, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northwest corner of this easement said point bears South 43°19'06"East, 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit Number 3-13th Amended Map, Document Number 269053 of the Douglas County Recorder's Office; thence South 52°20'29"East, 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map; thence South 14°00'00"West along said Northerly line, 14.19 feet; thence North 52°20'29"West, 30.59 feet; thence North 37°33'12"East, 13.00 feet to the point of the beginning.

This conveyance is accepted by the Grantee subject to: 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.

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

Karen Phelan
Karen Phelan

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On FEBRUARY 15, 2012 before me Melissa A. Boyce, a notary public in and for said state, personally appeared **Karen Phelan**, an unmarried woman, who 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 she executed the same in her authorized capacity and that by her signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State or County noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.

Melissa A. Boyce
Notary Signature

