

DOC # 802024
05/08/2012 09:00AM Deputy: AR
OFFICIAL RECORD
Requested By:
Resort Closings, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-512 PG-1689 RPTT: 7.80



APN: 1319-30-645-003

Prepared By and Return To:
Resort Closings, Inc.
(Without Title Examination)
James P. Tarpey, Esq.
3701 Trakker Trail Suite 2J
Bozeman, MT 59718
Escrow # 36143

Mail Tax Statement To:
THE RIDGE TAHOE
400 Ridge Club Drive
Stateline, NV 89449

GRANT DEED

THIS DEED shall operate to perform the transfer of title from CATHERINE E. RUSSELL, an unmarried woman as to an undivided ½ interest and JAMES E.A. MCGREGOR, an unmarried man as to an undivided ½ interest ("Grantor(s)") to TERRI HONG MCANDREW, TRUSTEE OF THE TERRI HONG MCANDREW TRUST AGREEMENT, DATED MAY 3, 2012, with full authority and power to buy, sell, trade, exchange, mortgage or otherwise deal with the assets of the trust as may be necessary in the best interest of the trust, as sole and separate property, whose address is 4385 Maidstone Circle, Corona, CA 92883 ("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: 4/9/12

GRANTOR(S):

Catherine E. Russell
CATHERINE E. RUSSELL

James E.A. McGregor
JAMES E.A. MCGREGOR

Signed, Sealed and Delivered in the Presence Of:

STATE OF: California

COUNTY OF: Placer

THE 9 DAY OF April, 2012, CATHERINE E. RUSSELL and JAMES E.A. MCGREGOR, 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: *Melissa A. Webber*

Printed Name: Melissa A. Webber

A Notary Public in and for said State

My Commission Expires: 6/2/2012





EXHIBIT "A"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths 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 there from Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. **290** 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 No. 360927, as amended by Amended and Restated 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 of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on 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 each year 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 at the Northwest corner of this easement said point bears S. 43°19'06" E., 476.24 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 (1319-30-645-003)