

10 APN (1319-30-644-096 (ptn))

DOC # 0802031
05/08/2012 09:41 AM Deputy: PK
OFFICIAL RECORD
Requested By:
DAVID R BAUER

THE RIDGE TAHOE

Contract # 3718648B

Actual/True Consideration \$500.00

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-0512 PG- 1706 RPTT: 1.95

✓ Prepared By:
David Bauer
8770 E. 29th Ave.
Denver, CO 80238



WARRANTY DEED

THIS DEED, made this 10th day of March, 2012 by and between David R. Bauer and Eva Maria Bauer, husband and wife, as joint tenants with right of survivorship, whose address is 8770 E. 29th Ave., Denver, CO 80238, Grantor(s) and Tracy Froland and

Morgan Price, joint tenants as Grantee(s) whose address is
with right of survivorship
2635 Danielle Dr. Carson City, NV 89706

WITNESSETH:

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenaments, 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;

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

THE GRANTORS do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons.

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

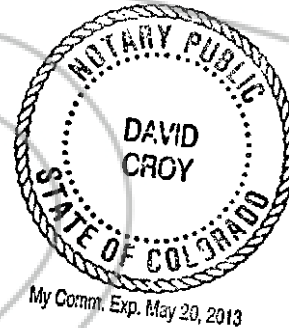
David R. Bauer

David R. Bauer
8770 E. 29th Ave.
Denver, CO 80238

Eva Maria Bauer

Eva Maria Bauer
8770 E. 29th Ave.
Denver, CO 80238

Place seal here:



STATE OF Colorado)

COUNTY OF Denver) SS.

On this 5 day of May 2012, before me personally appeared David R. Bauer and Eva Maria Bauer, to me known or having provided satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

David Croy

Notary Public
Print Name: David Croy

Expiration date: 5/20/13

Note to Notary: Please keep seal out of the 1-inch margin on all sides and do not place it over print of the document.

EXHIBIT "A" (37)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 186 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in **Odd**-numbered years in the **Swing** "Season" as defined in and in accordance with said Declarations.

A portion of APN; 42-287-12