

APN: 1319-30-645-003

DOC # 802035  
05/08/2012 10:53AM Deputy: AR  
**OFFICIAL RECORD**  
Requested By:  
Duncan Realty & Escrow  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-512 PG-1715 RPTT: 1.95



Document Prepared By:  
When Recorded return to:  
Susan Duncan  
Duncan Realty & Escrow  
9301 West Highway 116  
Gower, Missouri 64454

Mail tax statements to-  
400 Ridge Club Drive  
P.O. Box 5790  
Lake Tahoe NV, 89449

APN: 1319-30-645-003  
Consideration: \$500.00

### GRANT, BARGAIN AND SALE DEED

**THIS DEED:** Made and entered into this 16<sup>th</sup> day of April 2012,  
by and between **Georges Tarabusi an authorized representative for Travel Around  
the World Inc. as Attorney in Fact for Tammy S. McCutcheon and Thomas C.  
Bellino Jr., Wife ad Husband**, whose address is c/o 1635 South State St., Orem, UT  
84097, **GRANTOR** herein, and **World Transfer Inc., a Florida Corporation**, of the  
State of Florida, **GRANTEE**, herein:

**Grantee's mailing address:** 13876 SW 56<sup>th</sup> St. Suite 262, Miami, FL 33175

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of and  
other good and valuable consideration, paid by the said Grantee, the receipt of which is  
hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL,  
CONVEY AND CONFIRM** unto the said Grantee the following described Real  
Property lying, being and situate in the unincorporated area, County of Douglas, State of  
Nevada:

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.



TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

SUBJECT TO and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, right 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 THE PREMISES AFORESAID**, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.



IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

Witness: Susan Duncan

Georges Tarabusi as Attorney in Fact for  
Tammy S. McCutcheon

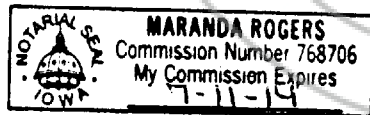
Witness: Justin T. Rogers

Georges Tarabusi as Attorney in Fact for  
Thomas C. Bellino Jr.

STATE OF Iowa )  
 )  
 ) SS  
COUNTY OF Polk )

On this 16<sup>th</sup> day of April 2012, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **Georges Tarabusi as Attorney in Fact for Tammy S. McCutcheon and Thomas C. Bellino Jr.**, who is personally known to me or who has produced Passport as identification whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same freely and voluntarily and for the purposes therein stated.

WITNESS my hand and Official Seal.



Maranda Rogers  
Notary Public

My Commission Expires:  
7-11-14



Exhibit "A"

LEGAL DESCRIPTION  
FOR  
RIDGE TAHOE - LOT 42

Description of the property which is the subject of this report:

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

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 therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 271 as shown and defined on said map; together 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., 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~~ 1319-30-645-003

