

DOC # 802424  
05/16/2012 09:24AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
Title Court Services  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-512 PG-3373 RPTT: 13.65



A portion of APN: 1319-30-724-014

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

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 the valuable consideration of Three Thousand Five Hundred Dollars (\$3500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Allen Newman and Kerry E. Newman**, husband and wife (hereinafter referred to as "Grantor"), whose address is PO Box 675583, Rancho Santa Fe, CA 92067, do hereby grant unto **Vicki S. Cook**, as her sole and separate property (hereinafter referred to as "Grantee"), whose mailing address is 711 Coffeberry Lane, Redding, CA 96003, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3-13<sup>th</sup> 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 001 through 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document Number 156903; and (B) Unit Number 030 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, Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded February 21, 1984 as Document Number 097150 and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Numbers 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document Number 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type conveyed, in Lot 34 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

This conveyance is accepted by the Grantee subject to: taxes not yet due and payable for 2013 and then beyond; 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.

*Allen Newman*  
**Allen Newman**

*Kerry E. Newman*  
**Kerry E. Newman**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2012 before me \_\_\_\_\_, a notary public in and for said state, personally appeared **Allen Newman and Kerry E. Newman**, husband and wife, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their 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.

**See Attached For Official Notary**

\_\_\_\_\_  
Notary Signature



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

On May 4, 2012 before me, Cassie Gibson, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Allen Newman and Kerry E. Newman  
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Cassie Gibson  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_