



APN: 42-281-04

Mail tax statement to:

The Ridge Tahoe
400 Ridge Club Drive
Stateline, NV 89449

and when recorded return to:

Timeshare Title, Inc.
P.O. Box 3175
Sharon, PA 16146
ESCROW NO. 12-5351KP

R.P.T.T. \$1.95

**THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED**

THIS DEED made this 10th day of May, 2012 between **Raymond O. Bonser, Jr. and Patricia A. Bonser, Husband and Wife as Community Property, by their attorney-in-fact GroupWise, Inc., Rhonda Smerkar as Authorized Representative**, whose address is **7965 Orchard Street, Rancho Cucamonga, CA 91701**, hereinafter referred to as **Grantors**, and **W. Louis McDonald, a Single Man**, whose address is **P.O. Box 412, Gatlinburg, TN 37738**, hereinafter referred to as **Grantee**.

WITNESSETH

That Grantors, in consideration of the sum of FIVE HUNDRED DOLLARS (\$500.00), lawful money of the United States of America, paid to Grantors by Grantee, the receipt whereof is hereby acknowledged, do 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 as follows:

A TIMESHARE ESTATE COMPRISED OF:

Parcel One:

An undivided 1/51st interest in and to that certain condominium as follows:

- (a) an un-divided 1/106th interest as tenants-in-common, in and to Lot 37 of **Tahoe Village Unit No. 3** as shown on the Ninth Amended Map recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom units 039 to 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, of Official Records of Douglas County, State of Nevada.
- (b) **Unit No. 042** as shown and defined on said Condominium Plan.

Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of **Tahoe Village Unit No. 3**, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modification thereof recorded September 28,



1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records.

Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41, as shown on said Tahoe Village Unit No. 3, Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, -and-
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

Parcel Five:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions, and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during **ONE use week within the Prime SEASON**, as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said alternate use week within said "use season".

A Portion of Parcel No. 42-281-04

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

Prior Instrument Reference: Document No. 233702, Book 890, Pages 5278-5279, Official Records of Douglas County, Nevada.



WITNESS my hand this 21 day of May, 2012.

Rhonda Smerkar
Raymond O. Bonser, Jr.
By Rhonda Smerkar, Authorized
Representative of GroupWise, Inc.
as his attorney-in-fact

Rhonda Smerkar
Patricia A. Bonser
By Rhonda Smerkar, Authorized
Representative of GroupWise, Inc.
as her attorney-in-fact

STATE OF PA
COUNTY OF Mercer

The foregoing instrument was acknowledged before me this 21 day of May, 2012, by **Rhonda Smerkar, Authorized Representative for GroupWise, Inc.**, known to me (or satisfactorily proven) to be the person whose name is subscribed as **attorney-in-fact for Raymond O. Bonser, Jr. and Patricia A. Bonser**, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

WITNESS my hand and official seal.
Jenelyn Brenner
Notary

Press Notarial Seal/Stamp Here

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jenelyn Brenner, Notary Public
City of Hermitage, Mercer County
My Commission Expires Nov. 3, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES