

APN: a portion of 1319-30-712-001

Mail tax statement to:  
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.: 12-6008  
Interval No.: 16-021-36-81  
Contract # RPT0449

R.P.T.T. \$1.95

DOC # 805416  
07/11/2012 08:34AM Deputy: SD  
OFFICIAL RECORD  
Requested By:  
Timeshare Title, Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-712 PG-2433 RPTT: 1.95



**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That this DEED, made this 11th day of June, 2012, by and between **Robert D. Albertson and Marilyn B. Albertson, Husband and Wife, as Joint Tenants with Right of Survivorship, by their attorney-in-fact GroupWise, Inc., Rhonda Smerkar as Authorized Representative**, whose address is **1450 Dexter Court, Jasper, IN 47546**, hereinafter referred to as **“Grantors”**, and **Howard J. Cosier, a Single Man**, whose address is **4680-18-I Monticello Avenue, PMB 167, Williamsburg, VA 23188**, hereinafter referred to as **“Grantee”**;

WITNESSETH:

That the Grantors, in consideration for 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 on Exhibit “A” attached hereto and incorporated herein by this reference;

**See 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 any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, right of way, agreements and the Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997, as Document No. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by the reference as if the same were fully set forth herein;

Prior Instrument Reference: Document Number 0566154, Book 0203, Pages 00738-00739 of the Official Records of Douglas County, Nevada.



WITNESS my hand this 10 day of July, 2012.

*Rhonda Smerkar*

**Robert D. Albertson**  
By **Rhonda Smerkar**  
Authorized Representative for  
**GroupWise, Inc.**  
His attorney-in-fact

*Rhonda Smerkar*

**Marilyn B. Albertson**  
By **Rhonda Smerkar**  
Authorized Representative for  
**GroupWise, Inc.**  
Her attorney-in-fact

STATE OF PA  
COUNTY OF Mercer

On this 10 day of July, 2012, before me, (name and title of the officer) Jenalyn Brenner, personally appeared **Rhonda Smerkar**, **Authorized Representative for GroupWise, Inc.**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed as **attorney-in-fact for Robert D. Albertson and Marilyn B. Albertson** and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

*Jenalyn Brenner*  
Notary

Press Notarial Seal/Stamp Here

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



**Exhibit "A" (160)**

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1-14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East 81.16 feet; thence South 58°48'39" West 57.52 feet; thence North 31°11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet the chord of said curve bears North 60°39'00" East 57.55 feet to the Point of Beginning . Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in EVEN – numbered years in accordance with said Declaration.

A portion of APN: 1319-30-172-001