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08/07/2012 09:55AM Deputy: SG

OFFICIAL RECORD

Requested By:

Timeshare Closing Services

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: \$17.00

BK-812 PG-1419 RPTT: 3.90



APN: 1319-30-720-001 PTN

Recording requested by:  
Armand C Johnson  
and when recorded mail to:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819  
www.timeshareclosingservices.com  
Escrow # 73053112011

Mail Tax Statements To: Andrew Saldares, 1347 Kingswood Dr, Roseville, CA 95678

Consideration: \$600.00

## **Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Armand C Johnson and Dawn R Johnson, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is c/o 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Andrew Saldares and Edlyn Saldares, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 1347 Kingswood Dr, Roseville, CA 95678, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Document Date: 8-7-12



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

AC Johnson

Armand C Johnson  
by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith.

DR Johnson

Dawn R Johnson  
by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith.

STATE OF Florida ) SS  
COUNTY OF Orange )

On 8-7-12, before me, the undersigned notary, personally appeared John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith for Armand C Johnson and Dawn R Johnson. Husband and Wife, as Joint Tenants with Right of Survivorship, personally known to me (or 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.

WITNESS my hand and official seal.

Melanie Prow

SIGNATURE: \_\_\_\_\_

**MELANIE PROW**

My Commission Expires: 1-16-16





## Exhibit "A"

File number: 73053112011

TOGETHER with the tenants, 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:

### PARCEL ONE:

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

(A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada, Except therefrom Units 039 through 050 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.

(B) Unit No. 050 as shown and defined on said last Condominium Plan.

### PARCEL TWO

(A) A nonexclusive 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 M.D.B. & M. 1 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 THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document no. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modification thereof; (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (3)



recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3 - 10th Amended Map. Recorded September 21, 1990 an Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M. D. B & M. 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 and as amended from time to time of official Records of Douglas County, State of Nevada.

PARCEL FIVE

The exclusive right to use any UNIT of the same Unit Type as described in the Declaration Of Annexation of **The Ridge Tahoe** Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the 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 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 Declaration of Annexation of The Ridge Tahoe Phase Five.

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