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08/30/2012 09:22AM Deputy: AR
OFFICIAL RECORD

Requested By:
Timeshare Closings for Les:
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-812 PG-7407 RPTT: 7.80



A portion of APN 1319-30-644-053
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 2000
Lake Mary, FL 32746

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Jerry A. Simmons and Patricia A. Simmons, husband and wife (hereinafter referred to as "Grantor"), whose address is 40 Etowah Drive, Cartersville, GA 30120 does hereby grant unto Douglas B. Sonnenburg and Donna J. Sonnenburg as Trustees for the Douglas and Donna Sonnenburg Revocable Living Trust dated August 28, 2012 (hereinafter referred to as "Grantee"), whose mailing address is 1431 Harvest Lane, Tracy, CA 95376, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No 3-13th 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on said map, and (B) Unit No. 145 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 Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations, with the exclusive right to use said interest, in Lot 37 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 and fees not yet due and payable; 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

Plaza Building, Prime Season



In witness whereof, Grantor has signed and sealed these presents the day and year written below

Jerry A. Simmons
Jerry A. Simmons

Patricia A. Simmons
Patricia A. Simmons

STATE OF Georgia
COUNTY OF Bartow

On August 14, 2012 before me Rebecca H. Ferguson a notary public in and for said State, personally appeared Jerry A. Simmons and Patricia A. Simmons, 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

Rebecca H. Ferguson
Notary Signature

