

OFFICIAL RECORD
Requested By:
STEWART TITLE

A portion of APN: 1319-30-712-001
RPTT \$ 5.85 / #16-010-51-71

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

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0812 PG- 7822 RPTT: 5.85



THIS INDENTURE, made April 18, 2008 between **Ridge Pointe Property Owner's Association**, a Nevada non-profit corporation, Grantor, and Joan D. Quinlan and Kevin E Quinlan, Wife and Husband as Joint Tenants with Right of Survivorship Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does 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") the Proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference;

TOGETHER with the tenements, hereditament 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 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 this reference as if the same were fully set forth herein;

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

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

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

GRANTOR
Ridge Pointe Property Owner's Association,
a Nevada non-profit corporation
BY: Resort Realty, LLC, a Nevada Limited Liability
Company, its Attorney-In-Fact

Marc B. Preston, Authorized Signature

This instrument was acknowledged before me on 8-16-2012
by Marc B. Preston, as the authorized signer of Resort Realty LLC, a
Nevada Limited Liability Company as Attorney-In-Fact for the
Ridge Pointe Property Owner's Association, a Nevada non-profit corporation.

Notary Public



SHANNA WHITE
Notary Public
State of Nevada
Certificate No. 11-5488-5
My Commission Expires 06-01-15

WHEN RECORDED MAIL TO
Joan D and Kevin E Quinlan
2560 Bear Den Rd
Frederick, MD 21701

MAIL TAX STATEMENTS TO:
Ridge Pointe Property Owner's Association
P.O. Box 5790
Stateline, NV 89449

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 - 14th 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. 0463765; 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. 0463766, 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 Odd -numbered years in accordance with said Declaration.

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