

A Portion of
Assessor's Parcel Number: 0000-40-050-4160

Recording Requested By:

Name: Lakeside Closing Service LLC

Address: PO Box 135337

City/State/Zip Clermont, FL 34713

Real Property Transfer Tax: \$3.90

DOC # 809122
09/14/2012 12:47PM Deputy: AR
OFFICIAL RECORD
Requested By:
Lakeside Closing Service
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-912 PG-3303 RPTT: 3.90



\$ _____

Warranty Deed

(Title of Document)

MAIL TAX STATEMENTS TO:
GEMINI INVESTMENT PARTNERS INC
PO BOX 138039
CLERMONT, FL 34713

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.



Prepared by and Return To:
Lakeside Closing Service, LLC
PO Box 135337
Clermont, FL 34713

Contract # 2710600536

RPTT: \$3.90

A portion of APN 0000-40-050-460

16-012-24-71

Warranty Deed

This Deed made the 10th day of January, 2012, between Charles K. O'Dowd and Paula M. O'Dowd, Husband and Wife, as Joint Tenants with Rights of Survivorship, Whose post office address is 6610 East Ghost Flower Dr., Tucson, AZ 85750, grantor and Gemini Investment Partners, Inc., A Florida Corporation, Whose post office address is PO Box 138039, Clermont, FL 34713, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Douglas County, Nevada to-wit:

The Timeshare unit described below is at the resort commonly known as **The Ridge Pointe**.

See Attached "Exhibit A"

TOGETHER with a remainder over in fee simple absolute, as tenant in common with the owners of all the Unit Weeks in the hereafter described Condominium Parcel in that Percentage interest determined and established by Exhibits or successor exhibit, to the aforesaid Declaration of Condominium for the following described real estate located in the County of Douglas and the State of Nevada as follows:

Grantee shall not be deemed a successor or assign of Grantor's rights of obligations under the aforescribed Plan or any instrument referred to therein. Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, and conditions and provisions set forth and contained in the Plan, including, but not limited to, the obligation to make payment for assessments or the maintenance and operation of the Resort Facility which may be levied against the above described Time Share Interest.

This Conveyance is made Subject to the following:

1. Property taxes for current and all subsequent years;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens set forth and contained in the Plan and all instruments therein referred to as may be subsequently amended;
4. All of the covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record, if any, which may not affect the aforescribed property; and



- 5. Perpetual easements for encroachments now existing or hereafter existing caused by the settlement of improvements or caused by minor inaccuracies in building or rebuilding.

The benefits and obligations hereunto shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

And the Grantor does hereby fully warrant the title to said property and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor(s) has hereunto set the Grantor's hand and seal the day and year first above written.

Grantor: Charles H. O'Dowd Witness: [Signature]
 Charles H. O'Dowd Printed Name: Lisa Heister

Grantor: Paula M. O'Dowd Witness: [Signature]
 Paula M. O'Dowd Printed Name: Jeanie Bence

State of Arizona
 County of Pima

On this 10th day of January, 2012, before me, Jayne Repine, Notary Public, personally appeared Charles O'Dowd and Paula O'Dowd 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.

Notary Public [Signature]
 My Commission Expires 1/27/2012

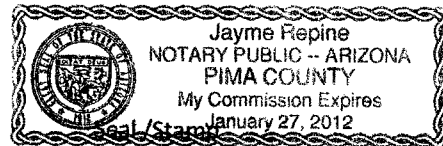




EXHIBIT A

Ridge Point Tahoe Unit(s) 012 Week(s) 24 Usage Years ODD

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. 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 odd-numbered years in accordance with said Declaration.

A portion of APN: 0000-40-050-460