

DOC # 814029
12/06/2012 01:24PM Deputy: AR

OFFICIAL RECORD

Requested By:

Stewart Vacation Ownership

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: \$17.00

BK-1212 PG-1337 RPTT: 1.95



APN: *A portion of*
42-200-17

When Recorded Mail Tax Statements to:

RIDGE TAHOE P.O.A.

P.O. BOX 5790

STATELINE, NV. 89449

RECORDED REQUESTED BY

STEWART VACATION OWNERSHIP

3275 W. HILLSBORO BLVD., STE 206

DEERFIELD BEACH, FLORIDA 33442

Title order No. 20126725

R.P.T.T. \$1.95

GRANT, BARGAIN, SALE DEED



APN# A portion of 42-200-17
R.P.T.T. \$ 1.95
20126725

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That **John W. Flamma and Melinda J Flamma** for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Larry McAnally and Phyllis McAnally, husband and wife as joint tenants with full right of survivorship** all that real property situate in the County of DOUGLAS State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this October 31, 2012

Grantee's Address:
115 Blue Sky Drive
Alexander City, AL, 35010

By: John W. Flamma
John W. Flamma

By: Melinda J Flamma
Melinda J Flamma

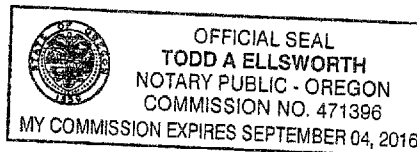
"Stewart Title has recorded this instrument as an accomodation only. It has not been examined as to its effect on title. no examination of such matters has been made."

State of OREGON
County of MULTNOMAH

On NOV 5, 2012 before me, TODD A. ELLSWORTH, a Notary Public in and for said State, personally appeared, **John W. Flamma and Melinda J Flamma** who proved to me 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.

Signature [Signature]





LEGAL DESCRIPTION
FOR
RIDGE TAHOE - LOT 31

The land referred to herein is situated in the

State of **Nevada**

County of **Douglas**

and is described as follows:

PARCEL ONE:

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. **Except therefrom units 81 to 10** Amended Map and as corrected by said Certificate of Amendment.
- (b) **Unit No. 095-09** as shown and defined on said last mentioned map and as corrected by said Certificate of Amendment.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, on Book 173 Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973 page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776 page 87 of Official Records



PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

- (a) A non-exclusive easement for roadway and public utility purposes and 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.M.
-and-
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th Amended Map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three and Four during ONE "use week" within the **Summer** "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded January 11, 1982 as Document No. 63825 of said Official Records, and Declaration of Restrictions, recorded September 17, 1981 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.