

DOC # 814746  
12/18/2012 09:46AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
Ready Legal Support, Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-1212 PG-4841 RPTT: 3.90



Return to:  
LT Transfers  
4513 Hwy 129 North  
Cleveland, GA 30528

APN # 1319-30-720-001

Mail tax statements to:  
Ridge Tahoe POA  
P.O. Box 5790  
Stateline, NV 89449

## GRANT, BARGAIN, SALE DEED

This Deed made the 14th day of December, 2012, between **Elizabeth Fox**, A Married Woman as her Sole and Separate Property, whose address is 64 Via Regalo, San Clemente, California 92673, hereinafter called the "Grantor"\*, and **Christopher C. Brown and Diana E. Brown**, whose address is 1133 Devon Court, Fairfield, California 94534, hereinafter called the "Grantee"\*.

**Witnesseth:** That said Grantor, for a good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

**This property is more particularly described in the attached Exhibit "A" and made a part hereof for legal description.**

This being the same property conveyed to Grantor by deed, recorded October 19, 2012 as Document No. 811147 at Book 1012, Page 4887, in the Official Records of Douglas County, Nevada.

This conveyance is subject to, and by accepting this Deed, Grantee does hereby agree to assume the following:

1. Resort Fees billed for 2013 and subsequent years
2. Conditions, Restrictions, Limitations, Reservations, Easements and other matters of record
3. Declaration of Condominium and Exhibits attached thereto and any Amendments thereof
4. Said property is not the homestead property of the Grantor(s).

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor does hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Elizabeth Fox  
ELIZABETH FOX, Grantor

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On December 14 2012, before me, James Pak, a Notary Public in and for the said County and State, personally appeared **ELIZABETH FOX**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity, and that by his/her their signature on the instrument, the person or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

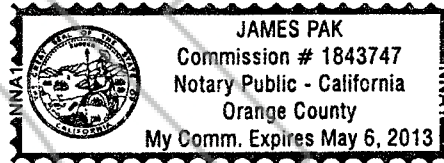
I certify under **PENALTY OF PERJURY** under laws of California that the foregoing paragraph is true and correct.

WITNESS my hand at office, this 14th day of December 2012.

[Signature]  
Notary Public signature

James Pak  
Notary printed name

My commission expires: May 6, 2013





**APN # 1319-30-720-001**

**EXHIBIT "A"**

TOGETHER with the tenements, 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, 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

An undivided 1/51st interest as tenants in common in and to that certain condominium 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 that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. **152** 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, 1984, as 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 and in accordance with said Declarations.

**END OF EXHIBIT "A"**