

Doc Number: **0815050**

12/21/2012 03:55 PM

OFFICIAL RECORDS

Requested By
WILLIAM ESCOBAR

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00

BK: 1212 Pg: 6235 RPTT # 3



Deputy sd

APN: 1319-30-645-003 ptm

Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: William F. Escobar

Name SAMZ

✓ Address: 1351 Lerida Way

Address _____

City/State/Zip: Pacifica, CA 94044

City/State/Zip _____

Property Tax Parcel/Account Number:

Warranty Deed

^{E.}
Jacqueline Montenegro

This Warranty Deed is made on December 21, 2012, between William Escobar,

Grantor, of 1351 LERIDA WAY PACIFICA, CA 94044, City of

PACIFICA, State of CALIFORNIA, and

_____, Grantee, of Jacqueline M. Escobar

William F. Escobar ^{GRANTEE}, City of Pacifica, State of California.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at The Ridge Tahoe

_____, City of State line, State of Nevada:

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 12-21-12

William F. Escobar William F. Escobar
Signature of Grantor

Jacqueline M. Escobar
Name of Grantor

Signature of Witness #1 Printed Name of Witness #1

Signature of Witness #2 Printed Name of Witness #2

State of Nevada County of Douglas

On 12-21-12, the Grantor, William Escobar / Jacqueline Escobar

personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Shanna White
Notary Signature

SHANNA WHITE
Notary Public
State of Nevada
Certificate No. 11-5458-5
My Commission Expires 05-01-15

Notary Public,
In and for the County of Douglas State of NV

My commission expires: 5-1-15 Seal

Send all tax statements to Grantee.

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 299 as shown and defined on said map; together 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 NOV 26 AIO:10

0427192
BK 1197 PG 5258

LINDA SLATER
RECORDER
\$ 8.00 PAID K? DEPUTY