

RECORDING COVER PAGE

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DOC # **817987**
02/11/2013 12:58PM Deputy: PK
OFFICIAL RECORD
Requested By:
Timeshare wholesalers of P
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-213 PG-2636 RPTT: 1.95

APN# PTN 1319-30-644-103



(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

The Ridge Tahoe

Grant, Bargain, Sale Deed

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Timeshare Wholesalers of Pigeon Forge, LLC.

RETURN TO: Name Timeshare Wholesalers of Pigeon Forge, LLC

Address 1338 Parkway Suite 3

City/State/Zip Sevierville, TN 37862

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name The Ridge Tahoe

Address PO Box 5721

City/State/Zip Stateline, NV 89449

This page provides additional information required by NRS 111.312 Sections 1-2.
An additional recording fee of \$1.00 will apply.
To print this document properly—do not use page scaling.



APN #: PTN 1319-30-644-103

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

THIS INDENTURE, made this **29th** day of **November, 2012** between Lewin A. Clayton and Carlene S. Clayton, husband and wife, Grantor, and James A. Berkovatz as Tenant In Severalty, Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, 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" attached hereto and incorporated herein by this reference;

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 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;

TO HAVE AND TO HOLD all and singular the premises, together with the 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.



Oliver French
Signature of Witness

Oliver French
Print Name of Witness

Lewin A. Clayton
SIGNATURE OF LEWIN A. CLAYTON

Carlene S. Clayton
SIGNATURE OF CARLENE S. CLAYTON

BY: Felix
FELIX VALDES AS TRUE AND LAWFUL
ATTORNEY-IN-FACT, FOR LEWIN A.
CLAYTON AND CARLENE S. CLAYTON,
HUSBAND AND WIFE

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, Frank Ruenes, a Notary Public, do hereby certify that on this 29 day of NOVEMBER, 2012, personally appeared before me FELIX VALDES known to me to be the person whose name is subscribed to the foregoing instrument, and swore and acknowledged to me that he is the ATTORNEY-IN-FACT for LEWIN A. CLAYTON AND CARLENE S. CLAYTON, HUSBAND AND WIFE, the within named Grantors, and that he, as such ATTORNEY-IN-FACT being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor(s) by himself as ATTORNEY-IN-FACT for the purpose and in the capacity therein expressed, and that the statements contained therein are true and correct.

Witness my hand and official seal:

Notary Signature: Frank Ruenes

My Commission Expires: 8-22-14



FRANK RUENES
MY COMMISSION # EE 016620
EXPIRES: August 22, 2014
Bonded Thru Budget Notary Services

WHEN RECORDED MAIL TO

Name TIMESHARE WHOLESALERS OF PIGEON FORGE, LLC
Street Address 1338 Parkway, Suite 3
City & Sevierville, TN 37862
State

SPACE BELOW FOR RECORDER'S USE ONLY



EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

- (A) An undivided 1/106th interest as tenants-in- common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 192 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as 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.B.& M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B.& M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B.& M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the PRIME season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-28 8-02