

16-007-22-71
A Portion of APN: 1319-30-712-001
Documentary Transfer Tax: \$15.60
Mail Tax Bills To:
Ridge Pointe Property Association
P.O. Box 5790
Stateline, Nevada 89449
When Recorded, Mail To:
Stewart Title
10 Graves Dr.
Dayton, NV 89403

TRUSTEE'S DEED

Doc Number: **0825414**

06/14/2013 01:57 PM

OFFICIAL RECORDS

Requested By
STEWART TITLE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 0613 Pg: 3985 RPTT \$ 15.60



Deputy: sg

THIS DEED is made this 24 day of May, 2013, by STEWART TITLE GUARANTY COMPANY, A Texas Corporation, having a mailing address of 10 Graves Dr., Dayton, NV 89403, herein Grantor, and RESORT REALTY, LLC, a Nevada Limited Liability Company, herein Grantee.

Grantor is the trustee under the certain deed of trust dated Friday, July 04, 2008 executed by JACK FREELAND and CHERYL CHANCELLOR, husband and wife as joint tenants with right of survivorship for the benefit of RESORT REALTY, LLC, a Nevada Limited Liability Company having a mailing address of P.O. Box 5790, Stateline, Nevada, 89449, which deed of trust was recorded in the Official Records of the County Recorder of Douglas County, Nevada, in Book 0708 at Page 6992 as Document Number 0727821, hereinafter the Deed of Trust.

Grantor, as trustee under the Deed of Trust, did sell the Property at public auction at the time and place noticed for such sale on Friday, May 24, 2013, to Grantee, the highest bidder, for U.S. \$3,948.80, in cash, in full or partial satisfaction of the indebtedness secured by the Deed of Trust.

Prior to said sale, a Notice of Default and Election to Sell was recorded on Friday, January 25, 2013, in Book 113 at Page 7503 as Document Number 0817028 in the Official Records of the County in which the property is located, and a Notice of Trustee's Sale with respect to the sale of the Property was published in the Douglas County Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing Friday, May 03, 2013, and a copy of said Notice was posted for not less than twenty (20) days at the location of the sale and also at not less than three (3) public places in the locale of the Property, namely (1) United States Post Office, Zephyr Cove, Kingsbury Substation; (2) United States Post Office, Zephyr Cove, Round Hill Substation; and (3) Douglas County Courthouse, Stateline.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey, and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to that real property located in the County of Douglas, State of Nevada, legally described as follows and herein referred to as the Property;

See Exhibit A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this Trustee's Deed to be executed in its name as of the day and year first above written.

Stewart Title Guaranty Company
a Texas Corporation

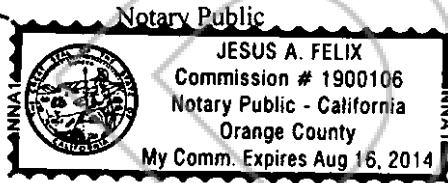
By: 
Bobbie J. O'Connor, Assistant Secretary

16-007-22-71

STATE OF CALIFORNIA)
) SS
COUNTY OF Orange)

On June 11, 2013, personally appeared before me, Jesus A. Felix a Notary Public, Bobbie J. O'Connor, who is the Assistant Secretary of Stewart Title Guaranty Company, a Texas corporation, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the above instrument for the purposes therein stated.

I certify under PENALTY OF PERJURY under the laws of the State of California tha the foregoing is true and correct.



(Large faint watermark text 'COOPER' is visible in the background)

EXHIBIT "A"

(160)

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. 0463765; 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. 0463766, 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.

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