

Doc Number: **0825416**

06/14/2013 02:01 PM

OFFICIAL RECORDS

Requested By  
STEWART TITLE

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00  
Bk: 0613 Pg: 3991 RPTT \$ 25.35



Deputy: sg

34-019-36-01  
A Portion of APN: 1319-30-724-020  
Documentary Transfer Tax: \$25.35

Mail Tax Bills To:  
Ridge Tahoe Property Association  
P.O. Box 5790

Stateline, Nevada 89449

When Recorded, Mail To:

Stewart Title  
10 Graves Dr.  
Dayton, NV 89403

## TRUSTEE'S DEED

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 Wednesday, July 12, 2006 executed by JAMES D. HOWARD, an unmarried man 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 0706 at Page 9860 as Document Number 0680766, 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. \$6,202.15, 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

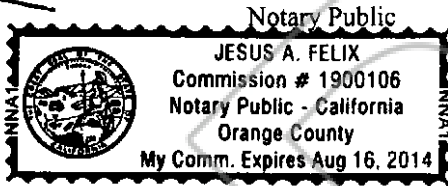
By   
Bobbie J. O'Connor, Assistant Secretary

34-019-36-01

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.



*COPIES*

**EXHIBIT "A"**

**(34)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 019 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-724-020**