



A portion of APN: 1319-30-519-007

Mail tax statements to:  
Ridge Tahoe Property Owners Assoc.  
PO Box 5790  
Stateline, NV 89449

Prepared by and return to:  
Susie Bell  
Timeshare Closings for Less, Inc.  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For the valuable consideration of Two Thousand Five Hundred Dollars (\$2500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert C. Hartman as Trustee of the Hartman Trust Agreement dated June 12, 1990 and any amendments thereto** (hereinafter referred to as "Grantor"), whose address is 239 West Buchanan Road, Apartment 45, Pittsburg, CA 94565 does hereby grant unto **Kelly McCoy and Veronica McCoy**, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 803 North Humboldt Street, Unit 209, San Mateo, CA 94401, the following property located in the County of Douglas, State of Nevada, to-wit:

Parcel One: An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 31 as shown on Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document Number 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document Number 62661, all of Official Records Douglas County, State of Nevada, excepting therefrom Units 81 to 100 Amended Map and as corrected by Certificate of Amendment. (b) Unit Number 095 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

Parcel Two: A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit Number 3, recorded January 22, 1973, as Document Number 63808, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973 as Document Number 63681, in Book 173 at Page 229 of Official Records and in modification thereof recorded September 28, 1973 as Document Number 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976 as Document Number 1472 in Book 776 Page 87 of Official Records.

Parcel Three: A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on said Tahoe Village Unit Number 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

Parcel Four: (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 Number 63026, being over a portion of Parcel 26-A (described in Document Number 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M. and (b) An easement for ingress, egress and public utility purposes 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village Number 3, recorded October 29, 1981, as Document Number 61612, and amended by Certificate of Amendment recorded November 23, 1981 as Document Number 626651, Official Records, Douglas County, State of Nevada.

Parcel Five: The exclusive right to use said Unit 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 during ONE "use week" within the



**WINTER** "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document Number 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said use week within said season.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

*Robert C. Hartman* Trustee  
Robert C. Hartman as Trustee

STATE OF California

COUNTY OF Contra Costa

On June 6<sup>th</sup>, 2013 before me Conor Murphy, a notary public in and for said state, personally appeared **Robert C. Hartman**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State or County noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.

*Conor Murphy*  
Notary Signature

