

Doc Number: **0825698**

06/20/2013 09:38 AM

OFFICIAL RECORDS

Requested By:

VACATION CLOSINGS

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00

Bk: 0613 Pg: 5265 RPTT \$ 1.95



Deputy SD

Portion of APN# 42-287-03

✓ Prepared By and Return to: Vacation Closings
P O Box 1700
Branson MO 651615-1700
***252

Mail Tax Statements to:

THE RIDGE TAHOE
400 Ridge Club Drive
Stateline, NV 89449
Acct # 37-17722C

General Warranty Deed

This deed made and entered into on May 23, 2013 by and between:

Grantor: **EDWARD T. JACOB** and **CYNTHIA L. JACOB**, Husband and Wife
As Joint Tenants With Right of Survivorship
Of: 4018 Lay St., Des Moines Iowa 50317-4125

Hereby **CONVEY AND WARRANT**

Grantee: **JOYCE RICHARDSON**, A Single Person
Of: 2954 Vinyards Pky #3, Branson, Missouri 65616
Of: County of Taney, State of Missouri

WITNESSETH: That said Grantor, for good and valuable consideration of the sum of TEN DOLLARS (\$10.00), paid by the said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, situate, lying, and being in the County of Douglas, State of Nevada, to wit:

Property Known As: **THE RIDGE TAHOE Unit No. 177 EVEN PRIME SEASON**

An undivided 1/102ND interest in and to that certain condominium as follows:

PARCEL ONE:

- (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; and
- (B) **Unit No. 177** 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 on December 4, 1981, as Document No. 63026, being over a portion of Parcel 26-4 (described in Document No. 01112, re-recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & W. T. 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 know as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 s 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. & W. for all these purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, Book 173 Page 229 of Official Records and in modification 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, ad 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. & W. 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 14, 1988, as Document No. 184461 of Official Records of 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, ad Document No. 96758 of Official Records of Douglas County, during **ONE** Alternate use week within the **even numbered years of the PRIME** season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

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, 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 form time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth therein.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

GRANTOR:

Edward T. Jacobs
EDWARD T. JACOBE

Cynthia L. Jacobs
CYNTHIA L. JACOBE

Becky Bell
Witness #1 Signature

[Signature]
Witness #2 Signature

Becky Bell
Witness #1 Printed Name

Sarah Larson
Witness #2 Printed Name

COUNTY OF POLK STATE OF IOWA

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared **EDWARD T. JACOBE** and **CYNTHIA L. JACOBE**, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Stamp or Seal this 23rd day of May, 2013.

Rebecca E. Crawford
Notary Signature

Rebecca E. Crawford
Notary Printed Name
My Commission Expires: 2-9-2016



Place Notary Seal Within Box