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Doc Number: **0825728**

06/20/2013 03:07 PM

OFFICIAL RECORDS

Requested By  
MARIA BIXIO

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00  
Bk: 0613 Pg: 5338 RPTT \$ 5.85



Deputy sd

Recording requested by: Delfino Lopez

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Kurtiss Fontenot

Name Kurtiss Fontenot

Address: 24522 Lightwoods Dr.

Address 24522 Lightwoods Dr.

City/State/Zip: Huffman, TX 77336

City/State/Zip Huffman, TX 77336

Property Tax Parcel/Account Number: 1319-30-644-062 PTN

## Warranty Deed

This Warranty Deed is made on May 30, 2013, between Maria Bixio; Delfino Lopez

Grantor, of 9242 Derrik, City of

Houston, State of Texas, and

Kurtiss Fontenot, Grantee, of 24522 Lightwoods Dr.

, City of Huffman, State of Texas.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 400 Ridge Club Drive

, City of Stateline, State of Nevada:

The Ridge Tahoe, Plaza Building, Prime Season, Week # 37-154-28-01, Stateline, NV 89449

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: May 30, 2013

Maria Bixio Delfino Lopez  
Signature of Grantor

Maria N. Bixio & Delfino A. Lopez  
Name of Grantor

Juri Navarre  
Signature of Witness #1

Terri Navarre  
Printed Name of Witness #1

Verna Tomlinson  
Signature of Witness #2

Verna Tomlinson  
Printed Name of Witness #2

State of TEXAS County of HARRIS  
On May 30, 2013, the Grantor, Maria Bixio & Delfino Lopez

personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Stephanie Casey  
Notary Signature

Notary Public,  
In and for the County of HARRIS State of TEXAS  
My commission expires: JUNE 29, 2015 Seal

Send all tax statements to Grantee.



**EXHIBIT "A"**

(37)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 154 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 Phase Five recorded August 18, 1988, as Document No. 184461, as amended, 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 Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-062

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY