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OFFICIAL RECORDS

Requested By:
SPENCER RUTZ

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 0713 Pg: 3589 RPTT \$ 1.95



Deputy gb

Recording requested by: Rita H. Smith

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: RITA H. Smith

Name _____

Address: 1 Nottingham Dr.

Address _____

City/State/Zip: Newnan, Ga. 30263

City/State/Zip _____

Property Tax Parcel/Account Number:

Warranty Deed

This Warranty Deed is made on _____, between Rita H Smith,
Grantor, of 1 Nottingham Drive, City of
Newnan, State of Georgia, and
Spencer Rutz, Grantee, of 1921 H. Street
_____, City of Sparks, State of NV.

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 _____
_____, City of _____, State of _____:

see exhibit - A -

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 _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 5-10-13

Rita H. Smith
Signature of Grantor

Name of Grantor

Randy Lester RANDY LESTER
Signature of Witness #1 Printed Name of Witness #1

Aloria Wilson Aloria J Wilson
Signature of Witness #2 Printed Name of Witness #2

State of Georgia County of Coweta
On 5-10-13, the Grantor, Rita H. Smith,

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.

[Signature]
Notary Signature

Notary Public,
In and for the County of Coweta State of Georgia
My commission expires: June 29, 2014 Seal

Send all tax statements to Grantee.

KAREN P. DUFFEY
Notary Public
Heard County
State of Georgia
My Commission Expires Jun 29, 2014

EXHIBIT 'A'

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 262 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

- thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;
- thence S. 14°00'00" W., along said Northerly line, 14.19 feet;
- thence N. 52°20'29" W., 30.59 feet;
- thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40