

DOC # 827395
07/19/2013 10:45AM Deputy: KE
OFFICIAL RECORD
Requested By:
Timeshare Closings for Les:
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-713 PG-4601 RPTT: 7.80



A portion of APN: 1319-30-644-023

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 valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, E. Carol Sims (hereinafter referred to as "Grantor"), whose address is 240 Calle Alta, San Clemente, CA 92672 does hereby grant unto Jack N. McKeever and Joan K. McKeever, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 67010 Willow Grove Road, St. Clairsville, OH 43950, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest 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, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on said map; and (B) Unit No. **058** 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, 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. Week Number: **37-058-06-01**

This conveyance is accepted by the Grantee subject to: taxes and fees not yet due and payable; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

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.

E. Carol Sims

E. Carol Sims

STATE OF California

COUNTY OF Los Angeles

On July 12, 2013 before me Aracelly J. Sanchez, a notary public in and for said state, personally appeared E. Carol Sims, 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 she executed the same in her authorized capacity and that by her 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 noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.

Aracelly J. Sanchez
Notary Signature

