

DOC # 827672
07/23/2013 01:50PM Deputy: AR
OFFICIAL RECORD
Requested By:
Timeshare Title, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-713 PG-5698 RPTT: 1.95



APN: 42-254-06

Mail tax statement to:
The Ridge Tahoe
400 Ridge Club Drive
Stateline, NV 89449
and when recorded return to:
Timeshare Title, Inc.
P.O. Box 3175
Sharon, PA 16146

Escrow No. 13-7046KP

R.P.T.T. \$1.95

**THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE made this 25th day of June, 2013 between **Vuong Tran and Justine Pham-Tran, Husband and Wife as joint tenants as to an undivided 1/2 interest and Michelle N. Pham, a single woman as to an undivided 1/2 interest**, whose address is **4777 Gillmor Street, Santa Clara, CA 95054**, hereinafter referred to as **Grantors**, and **Howard J. Cosier, A Single Man**, whose address is **4680-18-I Monticello Avenue, PMB 167, Williamsburg, VA 23188**, hereinafter referred to as **Grantee**,

WITNESSETH

That Grantors, in consideration of the sum of FIVE HUNDRED DOLLARS (\$500.00), lawful money of the United States of America, paid to Grantors by Grantee, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situate in Douglas County, State of Nevada, more particularly described as follows:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) an undivided 1/50th interest in and to Lot 28 as shown on **Tahoe Village** Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) **Unit No. 6** 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 Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.

A Portion of APN: 42-254-06

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

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the Grantee and Grantee's assigns forever.

Prior Instrument Reference: Document No. 275125, Book 492, Pages 953-954, Official Records of Douglas County, Nevada.

WITNESS our hands this 13 day of July, 2013.

Vuong Tran
Vuong Tran

Justine Pham-Tran
Pham-Tran
JUSTINE

Michelle N. Pham
Michelle N. Pham

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

On this 13 day of JULY, 2013, personally appeared before me, a Notary Public in and for said County and State, **Vuong Tran, Justine Pham-Tran, and Michelle N. Pham**, who acknowledged that they executed the above instrument.

WITNESS my hand and official seal.

David Joseph Bousquet
Notary Signature

DAVID JOSEPH BOUSQUET
Notary Printed Name

My Commission Expires: 5-22-2016

Press Notarial Seal/Stamp Here

