

DOC # 828379
08/05/2013 01:42PM Deputy: AR
OFFICIAL RECORD
Requested By:
Stewart Title Vacation Own
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-813 PG-1488 RPTT: 9.75



A.P.N. #	A ptn of 1319-30-645-003
R.P.T.T.	\$ 9.75
Escrow No.	20138901- TS/AH
Title No.	None
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
When Recorded Mail To:	
Charles A. Haynes and Ruth E. Haynes 3907 Via Salice Campbell, CA 95008	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **FRANK MAGARO**, an unmarried man and **DEBRA NELSON**, a married woman who acquired title as **FRANK MAGARO** and **DEBRA J. MAGARO**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **CHARLES A. HAYNES** and **RUTH E. HAYNES**, husband and wife as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Cascade Building, Every Year Use, Account #4229411A, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

LAWRENCE NELSON, present spouse of DEBRA NELSON herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which he may have or be presumed to have in the above described property



Dated: 7-17-13

Frank Magaro
Frank Magaro

Debra Nelson
Debra Nelson

State of Pennsylvania }
County of Allegheny } ss.

This instrument was acknowledged before me on July 17, 2013 (date)

by: Frank Magaro
Signature:

Kimberly A. Quinn
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly A. Quinn, Notary Public
Monroeville Boro, Allegheny County
My Commission Expires April 17, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of _____ }
County of _____ } ss.

This instrument was acknowledged before me on _____ (date)

by: Debra Nelson
Signature:

Notary Public



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Dated: _____

Frank Magaro

[Signature]

Debra Nelson

State of _____ }
County of _____ } ss.

[Signature]

Lawrence Nelson

This instrument was acknowledged before me on _____ (date)

by: Frank Magaro

Signature:

Notary Public

State of *Texas* }
County of *Victoria* } ss.

*State of Texas
County of Victoria
This instrument was
acknowledged before
me on 7/25/13 by
Lawrence Nelson*

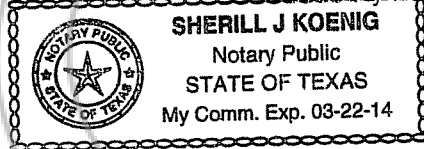
This instrument was acknowledged before me on *7/25/13* (date)

by: Debra Nelson

Signature:

[Signature]

Notary Public



*Sherill Koenig
NOTARY PUBLIC*

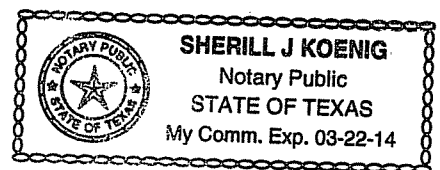




EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th 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. 294 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 further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, 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: 1319-30-645-003