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OFFICIAL RECORDS

Requested By
DOUGLAS J NEWMAN

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00
Bk: 0813 Pg: 1527 RPTT \$ 19.50



Deputy. gb

1319-30-645-003 (pm)

A portion of APN: 42-010-40
Quit Claim Deed

Know all Men by these Presents

That we, **Eugene R. Emery and Margaret Diane Emery, a.k.a. M. Diane Emery, husband and wife**, the Grantors, for the sum of One and no/100 (\$1.00) Dollar and other good and valuable consideration received to our full satisfaction from **Grayson Root**, the Grantee, whose TAX MAILING ADDRESS will be **932 Perkins-Jones Road, Warren, Ohio 44483** have ~~Given, Granted, Remised, Released and Foreber Quit-Claimed~~, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee or the heirs and assigns of said Grantee forever, all such right and title as the said Grantors have or ought to have in and to the following described piece or parcel of land:

Situated in the County of Douglas and State of Nevada, and known and described as follows, 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 1/48th interest in and to Lot 42, as shown on the Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document No. 333985 of the Official Records of Douglas County, State of Nevada, and **excepting therefrom** Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 277 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 in 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:

Please return recorded document to:

Douglas J. Neuman, Esq. ✓

761 N. Cedar Avenue

Niles, OH 44446

(330) 652-1749

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

Prior deed reference: Volume 995, Page 1065, Douglas County Official Records (Instrument No. 370095)

To Have and to Hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee or to the heirs and assigns of said Grantee, so that neither the said Grantors, nor the heirs and/or assigns of said Grantors, nor any other persons claiming title through or under said Grantors, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In ~~Witness~~ Whereof, we have hereunto set our hands, the 1st day August, 2013.

Eugene R. Emery
Eugene R. Emery

M. Diane Emery
M. Diane Emery

State of Ohio)
Trumbull County) ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Eugene R. Emery** and **M. Diane Emery**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

1st In ~~Testimony~~ Whereof, I have hereunto set my hand and official seal, at Niles, Ohio this day of August, 2013.

Rebecca G Neuman
Notary Public



Rebecca G Neuman
Notary Public
State of Ohio
My commission expires on
09/16/2017