

APN:1319-30-723-012

Prepared By and Return To:  
Go Properties, Inc.  
(Without Title Examination)  
Eric Wyatt Space  
48 Lusscroft Rd.  
Sussex, NJ 07461

Mail Tax Statement To:  
The Ridge Tahoe  
400 Ridge Club Dr.  
Stateline, NV 89449

DOC # 828545  
08/08/2013 10:21AM Deputy: SD  
OFFICIAL RECORD  
Requested By:  
GO Properties  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$42.00  
BK-813 PG-2229 RPTT: 3.90



## GRANT DEED

THIS DEED shall operate to perform the transfer of title from LEONARDO E. FERNANDEZ AND CARMEN L. FERNANDEZ, TRUSTEES OF THE LEONARDO E. FERNANDEZ AND CARMEN L. FERNANDEZ REVOCABLE TRUST DATED MAY 12, 1995, with full authority and power to buy, sell, trade, exchange, mortgage or otherwise deal with the assets of the trust as may be necessary in the best interest of the trust ("Grantor(s)") to JAMES A. BERKOVATZ and DIANE L. BERKOVATZ, husband and wife, as joint tenants with right of survivorship, whose address is 3380 THORNHILL DRIVE RENO, NV 89509 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;



IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 7-05-2013

GRANTOR(S): THE LEONARDO E. FERNANDEZ AND CARMEN L. FERNANDEZ REVOCABLE TRUST DATED MAY 12, 1995

Leonardo E. Fernandez  
LEONARDO E. FERNANDEZ- TRUSTEE

Carmen L. Fernandez  
CARMEN L. FERNANDEZ- TRUSTEE

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: California

COUNTY OF: Orange

THE 5 DAY OF July, 2013, LEONARDO E. FERNANDEZ- TRUSTEE and CARMEN L. FERNANDEZ- TRUSTEE, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

*Press Notarial Seal or Stamp Clearly and Firmly*

WITNESS my hand and official seal:

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

A Notary Public in and for said State

My Commission Expires: \_\_\_\_\_

**PLEASE SEE ATTACHED CERTIFICATE.**

Ye. 7-5-13

ALL-PURPOSE ACKNOWLEDGMENT



BK 813  
PG-2231

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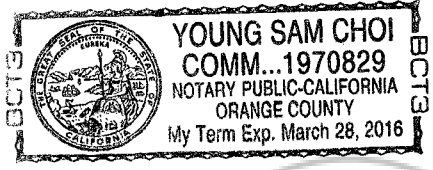
State of California }  
County of ORANGE } SS.

On July 5, 2013, before me, YOUNG SAM CHOI, Notary Public,  
DATE

personally appeared Leonardo E. Fernandez and Carmen L. Fernandez, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]  
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER \_\_\_\_\_ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

DESCRIPTION OF ATTACHED DOCUMENT

A Grant Deed  
TITLE OR TYPE OF DOCUMENT

3  
NUMBER OF PAGES

7-5-13  
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

\_\_\_\_\_  
\_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

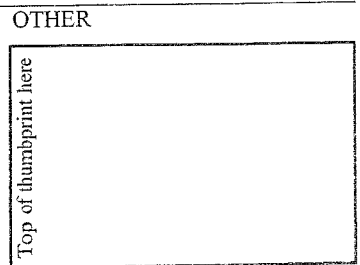




EXHIBIT "A"

PARCEL ONE:

An undivided 1/102nd interest in and to that certain condominium as follows:

- (a) An undivided 1/20<sup>th</sup> interest, as tenants – in – common, in and to Lot 33 of Tahoe Village Unit No.3, Fifth Amended Map, as Document No. 61612, Official Records Douglas County, State of Nevada. Except therefrom units 121 through 140 as shown and defined on that certain Condominium Plan recorded as Document No. 70305, Official Records of Douglas County, Nevada.
- (b) Unit No. 131 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981 as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112 recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M., (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 7<sup>th</sup> Amended Map of Tahoe Village No. 3, recorded April 9, 1986 as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a Unit of the same Unit Type as described in the Declaration of Annexation of the Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non – exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcel Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week(s) during EVEN years within the SUMMER season as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

Portion on Parcel No. 42-190-25