

DOC # 829572
08/27/2013 09:28AM Deputy: PK
OFFICIAL RECORD
Requested By:

VIN

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-813 PG-6999 RPTT: 3.90



APN: 1313-30-636-000 PTN

Recording requested by:
DALE CAPTAIN
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 73042313003A

Mail Tax Statements To: Cullen Family Vacations, LLC, 5830 East 2nd Street, Casper, WY
82609
Consideration: \$600.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, DALE CAPTAIN and LOIS CAPTAIN, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is Post Office Box 295, Menahga, Minnesota 56464, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Cullen Family Vacations, LLC, a Wyoming Limited Liability Company, whose address is 5830 East 2nd Street, Casper, WY 82609, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Tahoe Village, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Document Date: 8-27-13



IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Tyler Miller
Witness #1 Sign & Print Name:
TYLER MILLER

DALE CAPTAIN
DALE CAPTAIN
by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith.

Melanie Prow
Witness #2 Sign & Print Name:
MELANIE PROW

LOIS CAPTAIN
LOIS CAPTAIN
by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith.

STATE OF Florida) SS
COUNTY OF Orange

On 8-27-13, before me, the undersigned notary, personally appeared John Hutchinson as the true and lawful attorney in fact under that power of attorney recorded herewith for DALE CAPTAIN and LOIS CAPTAIN, Husband and Wife, as Joint Tenants with Right of Survivorship, personally known to me (or 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.

WITNESS my hand and official seal.

SIGNATURE: Melanie Prow
MELANIE PROW
My Commission Expires: 1-16-16





Exhibit "A"

File number: 73042313003A

TOGETHER with the tenants, 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;

PARCEL ONE:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements and improvements as follows:

(A) An undivided 1/38 interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eight Amended Map, recorded as Document Number 156903 of Official Records of Douglas County; excepting therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903 of Official Records of Douglas County.

(B) Unit No. 033 as shown and defined on said Condominium Plan.

PARCEL 2:

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 February 14, 1984, as Document No. 96758.

PARCEL 3:

A non exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29,39,40 and 41 as shown on Tahoe Village Unit No. 3- Fifth Amended Map recorded October 29, 1981, as Document No. 61612 as corrected by said Certificate of Amendment, recorded November 23, 1981, as Document No. 62661 of Official Records of Douglas County 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.

PARCEL 4:

(a) a non exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Development 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 Fifth Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1982, as Document No. 62661, 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 Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 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 Parcels 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 during EVEN numbered years within the "PRIME season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

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

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