

Doc Number: **0830257**

09/09/2013 09:33 AM

OFFICIAL RECORDS

Requested By

TSI TITLE & ESCROW

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3

Fee: \$ 16.00

Bk: 0913 Pg: 1549 RPTT \$ 13.65



Deputy. pk

A.P. N.: **PTN-1319-30-645-003**
Escrow No.: **13-52296-RM**
R.P.T.T.: **\$13.65**

WHEN RECORDED MAIL TO:

Mr. and Mrs. Jeffrey Lee Dye
3152 Willow Haven Ct.
Thousand Oaks, CA 91362

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Daniel C O'Leary and Lindsey D. Pearson-O'Leary, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Jeffrey Lee Dye and Sandra Dee Dye, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, 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 1/48th 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. 262 as shown as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Forth Amended and Restated Declaration of Timeshare 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 declaratio of Annexation of the Ridge Tahoe Phase 7 recorded 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

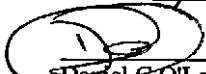
Together with a 13 foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, M.D.B. & M., Douglas County, Nevada being more particularly described as follows:

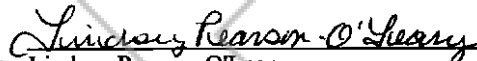
Beginning at the Northwest corner of this easement said point bears S. 43° 19' 06" East 472.67 feet from Control point "C" as shown on the TAHOE VILLAGE Unit NO. 3-13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office; thence S. 52° 20' 29" E., 24.92 feet to a point on the Northeasterly line of Lot 36 as shown on the 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 North 37° 33' 12" E., 13.00 feet to the POINT OF BEGINNING

Per N.R.S. 111.312, this legal description was previously recorded on December 11, 1995 in Book 1295 at Page 1349 as Document No. 376590, Official Records, Douglas County, State of Nevada

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 8/28/13


Daniel C O'Leary

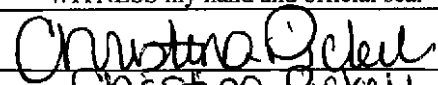

Lindsey Pearson O'Leary

State of TN }
County of Shelby } ss:

On August 28, 2013
Before me, a Notary Public, personally appeared
Daniel C O'Leary and Lindsey Pearson O'Leary

[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

NAME (TYPED OR PRINTED)

ALL-PURPOSE ACKNOWLEDGMENT

State of California

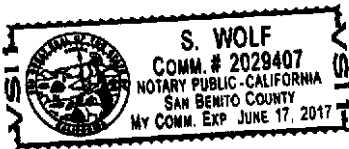
County of San Benito } SS.

On 8/30/13, before me, S. Wolf, Notary Public,

personally appeared Lindsey D. Pearson O'Leary, 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.

S. Wolf

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

Grant, Bargain Sale Deed

TITLE OR TYPE OF DOCUMENT

2

NUMBER OF PAGES

8/28/13

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER

