

DOC # 830538
09/13/2013 12:22PM Deputy: SD
OFFICIAL RECORD
Requested By:
Timeshare Title, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-913 PG-2784 RPTT: 1.95



APN: A portion of APN 42-282-06

Mail tax statement to:

The Ridge Tahoe
400 Ridge Club Drive
Stateline, NV 89449

and when recorded return to:

Timeshare Title, Inc.
P.O. Box 3175
Sharon, PA 16146

Escrow No. 13-7587

R.P.T.T. \$1.95

**GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE**

THIS INDENTURE WITNESSETH: That Christopher C. Colao and Leticia C. Colao, husband and wife, as joint tenants with right of survivorship, by their attorney-in-fact GroupWise, Inc., Rhonda Allen as Authorized Representative, whose address is 3845 Palmwood Drive, Concord, CA 94521, hereinafter "Grantors", FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do by these presents, grant, bargain and sell unto Howard J. Cosier, A Single Man, whose address is 4680-18-I Monticello Avenue, PMB 167, Williamsburg, VA 23188, hereinafter "Grantee", all that certain property located and situated in the County of Douglas, State of Nevada, more particularly described as follows:

An undivided 1/102nd interest as tenant in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document no. 182057; and (B) Unit No. 052 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in Odd-numbered years in the Swing "Season" as defined in and in accordance with said Declaration.

TOGETHER with the tenements, 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;



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

Prior instrument reference: Instrument No. 277933, Book 592, Pages 754-755 of the Official Records of Douglas County, Nevada.

WITNESS Grantors' hands this the 12 day of September, 2013.

Christopher C. Colao
Christopher C. Colao

Rhonda Allen
By: Rhonda Allen, Authorized
Representative for GroupWise, Inc.
his attorney-in-fact

Leticia C. Colao
Leticia C. Colao
Rhonda Allen
By: Rhonda Allen, Authorized
Representative for GroupWise, Inc.
her attorney-in-fact

STATE OF PA
COUNTY OF Mercer

This Grant, Bargain, Sale Deed of The Ridge Tahoe was acknowledged this 12 day of Sept., 2013, before me Becky Davenport the undersigned officer, personally appeared Rhonda Allen, Authorized Representative for GroupWise, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Christopher C. Colao and Leticia C. Colao, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

My Commission Expires:
6-16-17

Becky Davenport
Notary Public
Printed Name: Becky Davenport

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Becky Davenport, Notary Public
City of Sharon, Mercer County
My Commission Expires June 16, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES