



**Record and Return by mail to
and Prepared by:**
Timeshare Closing Online
249 W. Jackson Street
Suite 414
Hayward, CA 94544-1811

Mail Tax Statements to:
Ahmad Alshaar
3133 Waugh Place
Fremont, CA 94536

Sale Price: **\$100.00**
Contract No: **12121**
APN# **40-360-13**

Space Above This Line For Recorder's Use

The undersigned grantor(s) declares:

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area State of Nevada (Douglas County)

GRANT DEED Ridge Sierra

This Grant Deed made this 28th day of May, 2013 between **Edward J.F. Oram and Elizabeth Swayne**, hereinafter referred to as the "Grantor"; and **Ahmad Alshaar a single man, as his sole and separate property** hereinafter referred to as the "Grantee" (whether in the singular or in the plural), whose current address is **3133 Waugh Place, Fremont, CA 94536**.

WITNESSETH:

That the Grantor, in and for consideration of the sum of One Hundred Dollars and NO Cents (\$100.00) and other good and valuable consideration receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain and sell and convey unto the aforesaid Grantee, their, heirs, devisees, successors and assigns, the following described property:

Exhibit A attached hereto

Meaning and intending to describe and convey the same property conveyed to **Edward J.F. Oram and Elizabeth Swayne**, by Grant Deed of the Ridge Sierra Condominium dated October 1, 1989, recorded as Document No. 212838, Office of the County Recorder, Douglas County, Nevada.

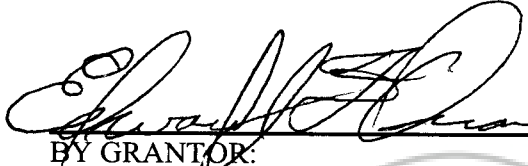
This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years.



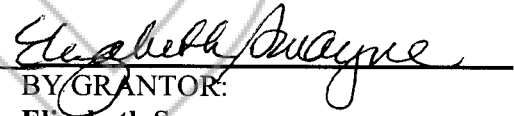
Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements, and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth here in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons. The plural number as used herein shall equally include the singular. The Masculine or feminine gender as used herein shall equally include the neuter.

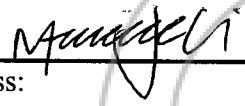
By acceptance of this Deed, the Grantee herein acknowledges the Declaration (and all amendments of record) to be reasonable and acknowledges that all of their terms are incorporated into this Deed by this reference. This Grant is expressly conditioned upon the performance of such provisions to be performed by the Grantee.

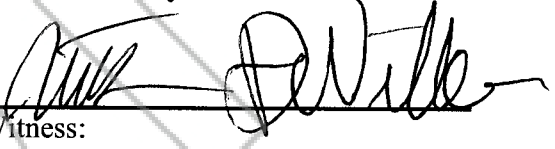


BY GRANTOR:
Edward J.F. Oram



BY GRANTOR:
Elizabeth Swayne

Witness: 

Witness: 



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara


On 26th day of Aug. 2013 before me, Hae R. Choi - Notary Public,

personally appeared Edward J.F. Oram and Elizabeth Swayne

who proved to me on the basis of satisfactory evidence to be the person(s) who 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 Seal: 

Description of Attached Document

Title or Type of Document: Grant Deed.



EXHIBIT "A"

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

(a) An undivided 1/6th interest as tenants in common, in and to the Common Area of Lot 21 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. **B3** as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "Use Week" within the **PRIME** "use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R'S,

A Portion of APN 40-360-13