

DOC # 830856
09/19/2013 08:41AM Deputy: SG
OFFICIAL RECORD
Requested By:

APN: 1319-30-720-001 PTN

Recording requested by:
JAMES DAVID SEBRING a/k/a JAMES D. SEBRING
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67051513022A

VIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-913 PG-4092 RPTT: 5.85



Mail Tax Statements To: Cullen Family Vacations, LLC, 5830 East 2nd Street, Casper, WY 82609
Consideration: \$1050.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, JAMES DAVID SEBRING a/k/a JAMES D. SEBRING and LAUREN LEIGH SEBRING a/k/a LAUREN L. SEBRING, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 500 Elizabeth Lake Drive, Hampton, Virginia 23669, "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 Ridge Tahoe, 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: 9-14-13



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

Charlene Hockett
Witness #1 Sign & Print Name:
CHARLENE HOCKETT

James D. Sebring by Brad Holtel AEF
JAMES DAVID SEBRING a/k/a JAMES D. SEBRING
by Brad Holtel, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

Yanna Berry
Witness #2 Sign & Print Name:
Yanna Berry

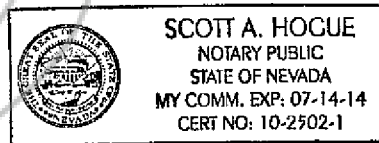
Lauren L. Sebring by Brad Holtel AEF
LAUREN LEIGH SEBRING
a/k/a LAUREN L. SEBRING
by Brad Holtel, as the true and lawful attorney in
fact under that power of attorney recorded herewith.

STATE OF NEVADA) SS
COUNTY OF CLATSOP)

On 14 Sept 13, before me, the undersigned notary, personally appeared Brad Holtel as the true and lawful attorney in fact under that power of attorney recorded herewith for JAMES DAVID SEBRING a/k/a JAMES D. SEBRING and LAUREN LEIGH SEBRING a/k/a LAUREN L. SEBRING, 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: [Signature]



My Commission Expires:



Exhibit "A"

File number: 67051513022A

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 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;

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths 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. 263 as shown and defined on said map; 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 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 Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on 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 every other year in ODD-numbered years 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, MDB & 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" E., 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 Northerly line of Lot 36 as shown on said 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 N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 42-010-40