

DOC # 830964  
09/20/2013 11:56AM Deputy: AR  
**OFFICIAL RECORD**  
Requested By:  
Stewart Vacation Ownership  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 6 Fee: \$19.00  
BK-913 PG-4630 RPTT: 1.95



APN: 1319-30-644-052

When Recorded Mail Tax Statements to:  
ROBERTO RODRIGUEZ  
5810 SANTA MARIA AVE  
LAREDO TX 78041

**RECORDED REQUESTED BY**  
STEWART VACATION OWNERSHIP  
3275 W. HILLSBORO BLVD., STE 206  
DEERFIELD BEACH, FLORIDA 33442

Title order No. 20138443  
**R.P.T.T. \$2.55**

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**GRANT, BARGAIN, SALE DEED**



After Recording Return to:  
STEWART VACATION OWNERSHIP  
3275 WEST HILLSBORO BLVD # 206  
DEERFIELD BEACH, FL 33442  
File No. 20138443

Tax ID No.:  
1319-30-644-052

GRANT, BARGAIN & SALE DEED

THIS INDENTURE made and entered into on this 8 day of August, 2013 by and between **WILLIAM A. HOLM, AN UNMARRIED MAN**, of 2001 COLLEGE DRIVE, LA JUNTA, CO 81050 hereinafter referred to as Grantor(s) and **ROBERTO RODRIGUEZ**, of 5810 SANTA MARIA AVENUE, LAREDO, TX 78041, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DOUGLAS County, NEVADA:

SEE ATTACHED EXHIBIT "A" and EXHIBIT "B"

Exhibit "B" is attached to more accurately described the Timeshare Condominium Estate being conveyed.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 0603, PAGE 04213, Recorded: 06/10/2003

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

"Stewart Title has recorded this instrument as an accomodation only. It has not been examined as to its effect on title, no examination of such matters has been made."



Assessor's parcel No. 1319-30-644-052

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 16<sup>th</sup> day of August 2013 wt

William A. Holm  
WILLIAM A. HOLM

STATE OF Colorado  
COUNTY OF Otero

On August 16, 2013, before me, the undersigned, a notary public in and for said State personally appeared William A Holm 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mary Yergert  
Printed Name Mary Yergert  
NOTARY PUBLIC



My Commission Expires 10-31-2014



EXHIBIT A  
LEGAL DESCRIPTION

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

AN UNDIVIDED 1/51ST INTEREST IN AND TO THAT CERTAIN CONDOMINIUM AS FOLLOWS:

(A) AN UNDIVIDED 1/106TH INTEREST AS TENANTS-IN-COMMON, IN AND TO LOT 37 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDMENT MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235608, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

EXCEPT THEREFROM UNITS 039 THROUGH 080 (INCLUSIVE) AND UNITS 141 THROUGH 204 (INCLUSIVE) AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN RECORDED AS DOCUMENT NO. 182057, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

(B) UNIT NO. 144 AS SHOWN AND DEFINED ON SAID LAST CONDOMINIUM PLAN.

PARCEL TWO:

(A) A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES AS GRANTED TO HARICH TAHOE DEVELOPMENTS IN DEED RE-RECORDED DECEMBER 8, 1981, AS DOCUMENT NO. 63026, BEING OVER A PORTION OF PARCEL 26-A (DESCRIBED IN DOCUMENT NO. 01112, RE-RECORDED JUNE 17, 1976) IN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST M.D.B.&M.; AND

(B) AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, 32' WIDE, THE CENTERLINE WHICH IS SHOWN AND DESCRIBED ON THE SEVENTH AMENDED MAP OF TAHOE VILLAGE NO. 3, RECORDED APRIL 9, 1986, AS DOCUMENT NO. 133178 OF OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL THREE:

A NON-EXCLUSIVE RIGHT TO USE THE RURAL PROPERTY KNOWN AS "COMMON AREA" AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY, NEVADA, WITHIN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B.&M. FOR ALL OF THOSE PURPOSES PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED JANUARY 11, 1973, AS DOCUMENT NO. 63681, IN BOOK 173 PAGE 229 OF OFFICIAL RECORDS AND IN MODIFICATIONS THEREOF;

(1) RECORDED SEPTEMBER 28, 1973, AS DOCUMENT NO. 69063 IN BOOK 973 PAGE 812 OF OFFICIAL RECORDS;

(2) RECORDED JULY 2, 1976, AS DOCUMENT NO. 1472 IN BOOK 776 PAGE 87 OF OFFICIAL RECORDS; AND

(3) RECORDED JULY 26, 1989, AS DOCUMENT NO. 207446, IN BOOK 789, PAGE 3011.

PARCEL FOUR:

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, 30, 35, 39, 40, AND 41 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY, NEVADA, WITHIN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST M.D.B.&M. 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 AND AS AMENDED FROM TIME TO TIME OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FIVE:



THE EXCLUSIVE RIGHT TO USE ANY UNIT OF THE SAME UNIT TYPE AS DESCRIBED IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE FIVE RECORDED AUGUST 18, 1988, AS DOCUMENT NO. 184461 OF OFFICIAL RECORDS OF DOUGLAS THE 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 WITHIN THE SWING SEASON, AS SAID QUOTED TERM IS DEFINED IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE FIVE.

THE ABOVE DESCRIBED EXCLUSIVE RIGHT MAY BE APPLIED TO ANY AVAILABLE UNIT OF THE SAME UNIT TYPE ON LOT 37 DURING SAID USE WEEK WITHIN SAID "USE SEASON".

A PORTION OF APN 1319-30-544-052

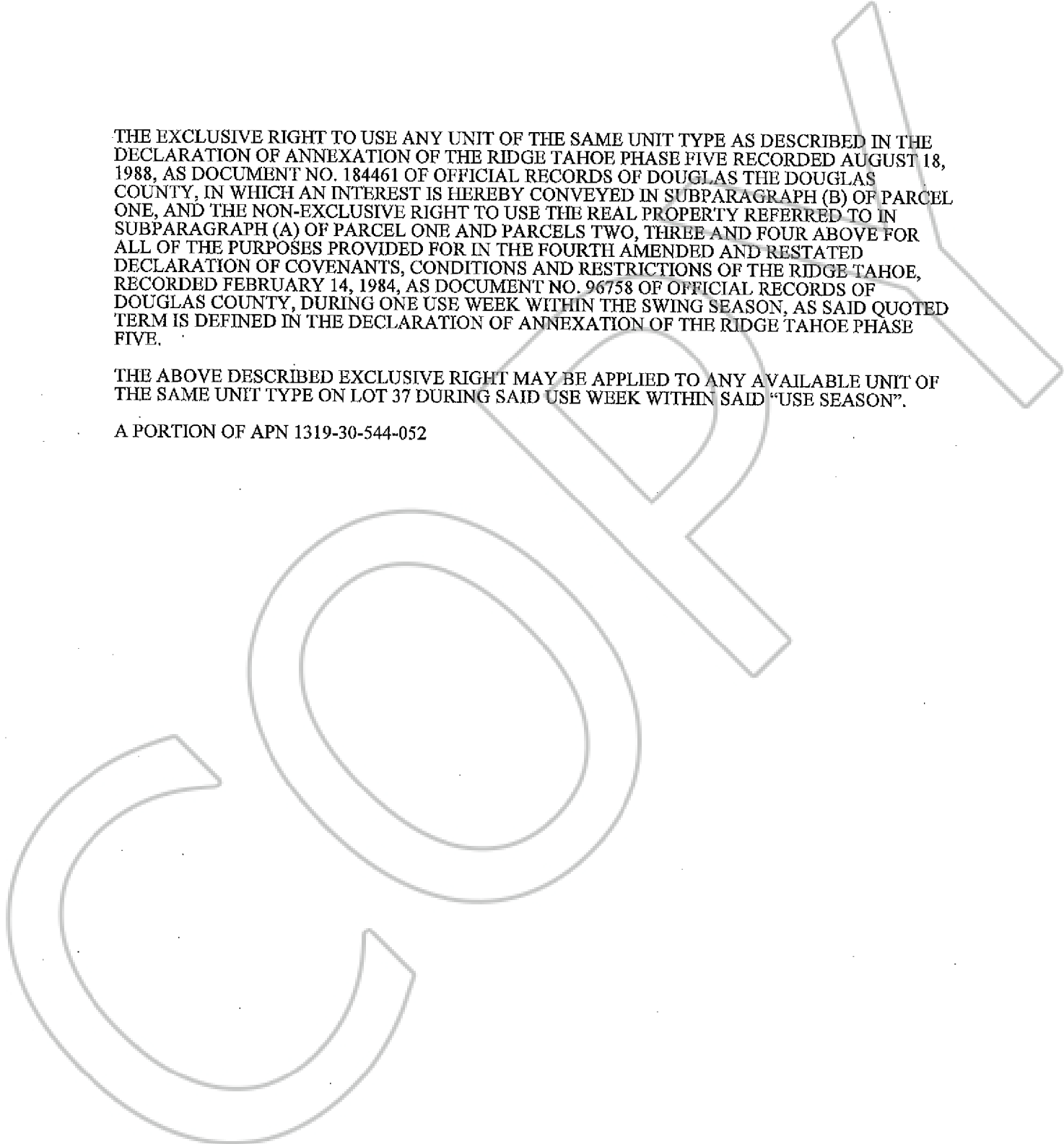




EXHIBIT B

AN UNDIVIDED 1/51ST INTEREST AS TENANTS 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, RERECORDED AS DOCUMENT NO. 269053, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, EXCEPTING THEREFROM UNIT 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. 144 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 DECLARATION; WITH THE EXCLUSIVE RIGHT TO USE SAID INTEREST IN LOT 37 ONLY, FOR ONE WEEK EACH YEAR IN THE SWING "SEASON" AS DEFINED IN AND IN ACCORDANCE WITH SAID DECLARATIONS.

A PORTION OF APN 1319-30-544-052

PROPERTY COMMONLY KNOWN AS: 400 RIDGE CLUB DRIVE, STATELINE, NV 89449