

DOC # 833413  
11/06/2013 10:11AM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
Timeshare Closing Online  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-1113 PG-1308 RPTT: 0.00



**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: **11215**  
APN: **1319-30-542-024**

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  **County of Douglas (State of Nevada)**

### **Deed of Gift Ridge Sierra**

This Deed of Gift made this 30<sup>th</sup> day of October, 2013 between **Douglas O. Epperson and Freda J. Epperson** 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 the value of One Hundred Dollars and NO Cents (\$100.00) receipt whereof is hereby acknowledged, gifted and convey unto the aforesaid Grantee, their, heirs, devisees, successors and assigns, the following described property:

**SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to describe and convey the same property conveyed to **Douglas O. Epperson and Freda J. Epperson**, by Grant Deed of the Ridge Sierra dated November 22<sup>nd</sup>, 1989, recorded as Document No. 216147, 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 upon completion of the title transfer.

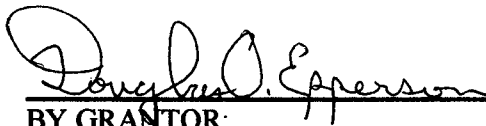
Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and




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.

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.

  
BY GRANTOR:

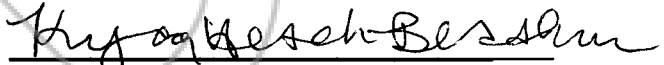
**Douglas O. Epperson**

  
BY GRANTOR:

**Freda J. Epperson**

  
Witness Signature

Print Witness Name: Joshua Perry

  
Witness Signature

Print Witness Name: Kyra Hesch Bershan



**CALIFORNIA NOTARY ACKNOWLEDGMENT**

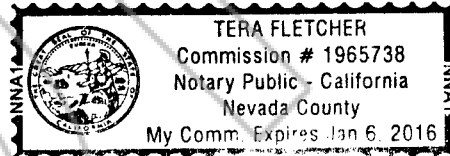
State of California  
County of Nevada

On 11/4/13 before me, Tera Fletcher, Notary Public  
(insert name and title of the officer)

personally appeared Douglas O. Epperson & Freda J. Epperson  
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.



Signature Tera Fletcher

(Seal)



**Legal Description**  
**Exhibit A – (Sierra 03) 03-020-22-02**

A timeshare estate comprised of:

**Parcel 1:**

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

(a) An undivided 1/8<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, 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. A4 as shown and defined on said condominium map recorded as Document No. 93408, 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. 93408, 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 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 Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the “C,C & 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 C,C & R’s.

**Parcel 4:**

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by the certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A Portion of APN: 1319-30-542-024