

DOC # 833810
11/14/2013 11:11AM Deputy: AR
OFFICIAL RECORD
Requested By:
Timeshare Closing Online
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$19.00
BK-1113 PG-2855 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: **24327**
APN: **42-230-17**

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 30th day of October, 2013 between **Jeffrey R. Drake and Beth A. Drake** 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 & B" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to describe and convey the same property conveyed to **Jeffrey R. Drake and Beth A. Drake**, by Grant Deed of the Ridge Sierra dated August 19, 1997, recorded as Document No. 420870, 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.

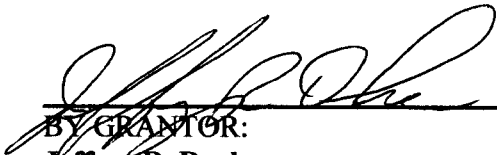
Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements, and



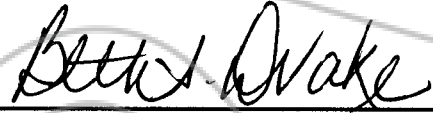
other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth here in accordance with the terms thereof.

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:
Jeffrey R. Drake



BY GRANTOR:
Beth A. Drake



Witness Signature
Print Witness Name: Fran Killpack



Witness Signature
Print Witness Name: Gregory C. Killpack





NOTARY ACKNOWLEDGEMENT

STATE OF: Washington

COUNTY OF: Pierce

On 11.2.13 before me, Steve Rydgren (Notary)

(Insert name and title of the officer) personally appeared Jeffrey R Drake
and Beth A Drake (name of document

signer(s)) who proved to me on the basis of satisfactory evidence of identification, which
is/were (Identification Card, Driver's License or Passport No. exp, etc.)

ORAKEJR2445CA & ORAKEBA398CP, 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 Washington
that the foregoing paragraph is true and correct.

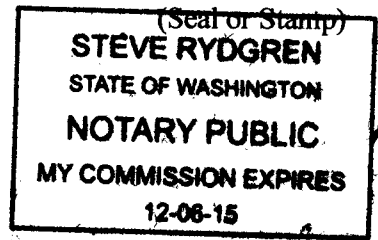
WITNESS my hand, at office, this 2nd day of November 2013.

[Signature]
Notary Signature

Steve Rydgren
Notary (Print Name)

My appointment expires 12/6/15

Residing in Puyallup





Legal Description
Exhibit A

PARCEL 1: A Sierra Share consisting of an undivided 1/51st interest in and to that certain condominium estate described as follows:

a. Condominium Unit No. A1 as shown on Condominium Plan filed December 27, 1983 in Book 1283 of Maps, at Page 3079, Map No. 93408 in the Office of Douglas County Recorder.

b. An undivided 1/51 interest in and to Lot 4 as per Map filed December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, Official Records of Douglas County, EXCEPTING THEREFROM the non-exclusive easements appurtenant to all Units for Ingress and egress, including but not limited to, parking, recreating, repair and maintenance, as more particularly described in Sections 1 through 7, Inclusive of Article X of Declaration of Restrictions [Tahoe Sierra Resort Condominiums] recorded December 29, 1983 as Document No. 93660, being the Master Declaration and paragraphs 2.5, 2.6, 2.7, and 2.12 of Declaration of Restrictions for Sierra Share Ownership [Tahoe Sierra Resort], recorded December 29, 1983 as Document No. 93661, all in Official Records of Douglas County.

EXCEPTING from said Parcel 1 and RESERVING unto the Grantor, and its successors and assigns, including all Owners, the exclusive right to use and occupy said Parcel 1 during all Use Period and Service Periods, as defined in said Sierra Share Declaration.

PARCEL 2: An exclusive right and easement to use and occupy and Assigned Unit and all easements appurtenant thereto, as set forth in Articles II and X, Sections 1 and 3 of said Master Declaration, and paragraph 2.7 of said Sierra Share Declaration during a Use Period in the Winter/Summer Season, together with a non-exclusive right to use the Common Area during such Use Period, as defined in the Sierra Share Declaration, provided that such Use Period is reserved in accordance with the provisions of the said Sierra Share Declaration.

PARCEL 3: A non-exclusive easement for Ingress and Egress, use and enjoyment of the following described real property during any Use Period reserved in accordance with the provisions of said Sierra Share Declaration;

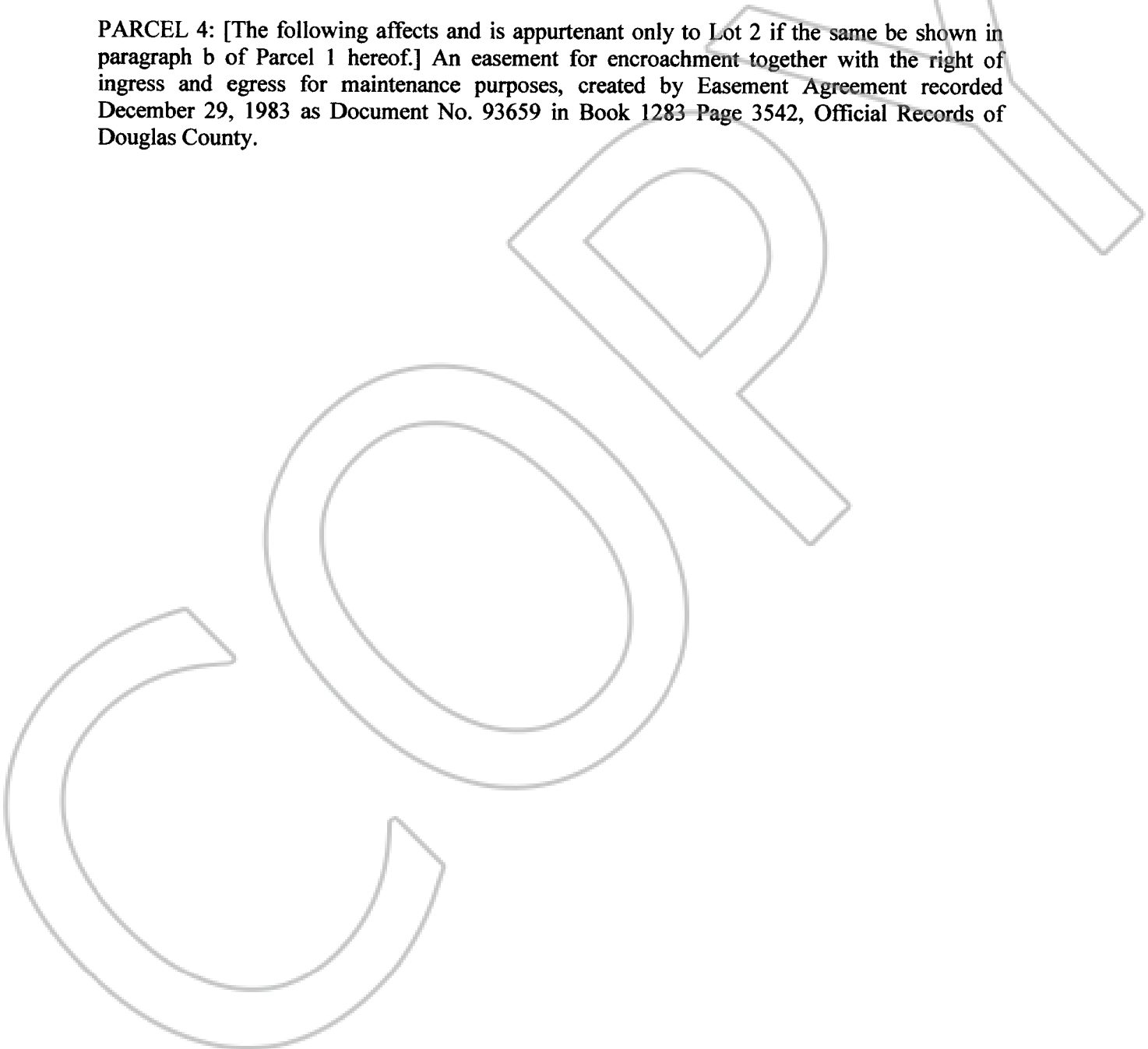
All that certain real property situate in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian, in and the County of Douglas, State of Nevada, being a portion of Tahoe Village Unit No. 3 as shown on the Fourth Amended map thereof, recorded in Book 980, Page 2232 as Document No's: 49050 and 49215, Official Records of Douglas County, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of said Tahoe Village Unit No. 3 and running North 76° 17' 09" East along the Southerly line of said Lot 4 and the Easterly prolongation thereof, 85.35 feet; thence leaving said line and prolongation, South 07° 59' 43" East 83.17 feet; thence South 82° 00' 17" West 84.93 feet; thence North 07° 59' 42" West 74.67 feet to the point of beginning.



THIS CONVEYANCE IS MADE AND ACCEPTED AND THE SIERRA SHARE IS GRANTED subject to non-delinquent real property taxes and assessments for all prior and current years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, easements, rights, and rights of way, including but not limited to those contained and referred to in paragraph 2.12 of the Sierra Share Declaration, and other matters of record, including without limitation, the Master Declaration and the Sierra Share declaration, all of which are hereby incorporated by reference into the body of this instrument as though the same were fully set forth.

PARCEL 4: [The following affects and is appurtenant only to Lot 2 if the same be shown in paragraph b of Parcel 1 hereof.] An easement for encroachment together with the right of ingress and egress for maintenance purposes, created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.





Legal Description
Exhibit B

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

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 1/8th interest as tenants in common, in and to the Common Area of Lot 4 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. A1 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 First Amended Restated Declaration of Time Share 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.

A Portion of APN: 42-230-17