

DOC # 834844
12/02/2013 10:44AM Deputy: AR
OFFICIAL RECORD
Requested By:
Ready Legal Support, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1213 PG-164 RPTT: 1.95



Prepared by
Sunshine Clearing Service, LLC
Return to:
LT Transfers
4513 Hwy 129 North
Cleveland, GA 30528
APN # 1319-30-724-022 PTN
RPTT: \$ 1.95
Mail tax statements to:
Ridge Tahoe Resort
400 Ridge Club Drive
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED

THE RIDGE TAHOE

This indenture, made this 25 day of NOV, 2013, between **Larry White, Trustee, or his Successors in trust, under the Larry L. White Living Trust dated October 9, 1997**, whose address is: Post Office Box 2027, Arizona City, Arizona 85123, hereinafter called the "Grantor(s)", and **Sunshine Clearing Service, LLC, A Florida Limited Liability Company**, whose address is: 757 SE 17th Street, Suite 936, Ft. Lauderdale, Florida 33316, hereinafter called the "Grantee(s)".

Witnesseth: That said Grantor, for a good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

Derivation: This is the exact same property conveyed to Grantor by Deed recorded October 10, 1997 as Document Number 0423709 in Book 1097, at Pages 1949-1951 of Official Records of Douglas County, Nevada.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes assessments, easements, oil and mineral reservations and leases if any, rights, rights-of-way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.



TO HAVE AND TO HOLD, all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

”Grantor” and “Grantee” are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Larry L. White
Larry White, Trustee under the Larry L. White
Living Trust dated October 9, 1997

STATE OF Arizona

COUNTY OF Pinal

On November 25th 2013, before me, Anissa Castillo, a Notary Public in and or the said County and State, personally appeared Larry White, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity, and that by his/her their signature on the instrument, the person or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand at office, this 25 day of November 2013.

Anissa Castillo
Notary Public signature



Notary printed name
My commission expires: 10/22/2017



EXHIBIT "A"

A Timeshare interest comprised of the following:

PARCEL ONE:

An undivided 1/102nd interest in and to that certain condominium as follows:

- (a) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eight Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (b) Unit No. 021 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973 as Document No. 63805, records of said county and state, for all 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 the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776 Page 87 of Official Records.

PARCEL THREE:

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, 39, 40 and 41 as shown on Tahoe Village Unit No. 3, Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada 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 of Official Records of Douglas County, State of Nevada.



PARCEL FOUR:

(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. 011112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East

- and-

(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986 as Document No. 133178, Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a Unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987 as Document No. 156904 of Official Records of 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 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** alternate use week during **ODD** numbered years within the **SWING SEASON** as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Fourth Amended and restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Tahoe recorded February 14, 1984 as Document No. 96758 of Official Records, as amended.

The above described exclusive rights may be applied to any available unit of the same unit type of Lot 34 during said alternate use week within said SWING season.

A portion of APN 1319-30-724-022

END OF EXHIBIT "A"