

DOC # 835027
12/06/2013 12:23PM Deputy: AR
OFFICIAL RECORD
Requested By:
Duncan Realty & Escrow
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-1213 PG-957 RPTT: 1.95



APN: 1319-30-722-002

Document Prepared By:
When Recorded return to:
Susan Duncan
Duncan Realty & Escrow
9301 West Highway 116
Gower, Missouri 64454

Mail tax statements to-
400 Ridge Club Drive
P.O. Box 5790
Lake Tahoe NV, 89449

Consideration: \$500.00

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 5th day of November 2013, by and between **R.J. Webb and Suzanne S. Webb**, whose address is 641 Tyner Way Incline Village, NV 89451, **GRANTOR** herein, and **Devin Raul Mercado, a Single man, as His Sole and Separate Property**, of the State of California, **GRANTEE**, herein:

Grantee's mailing address: 3305 Stockman St., National City, CA 91950

WITNESSETH, that the said Grantor, for and in consideration of the sum of and other good and valuable consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

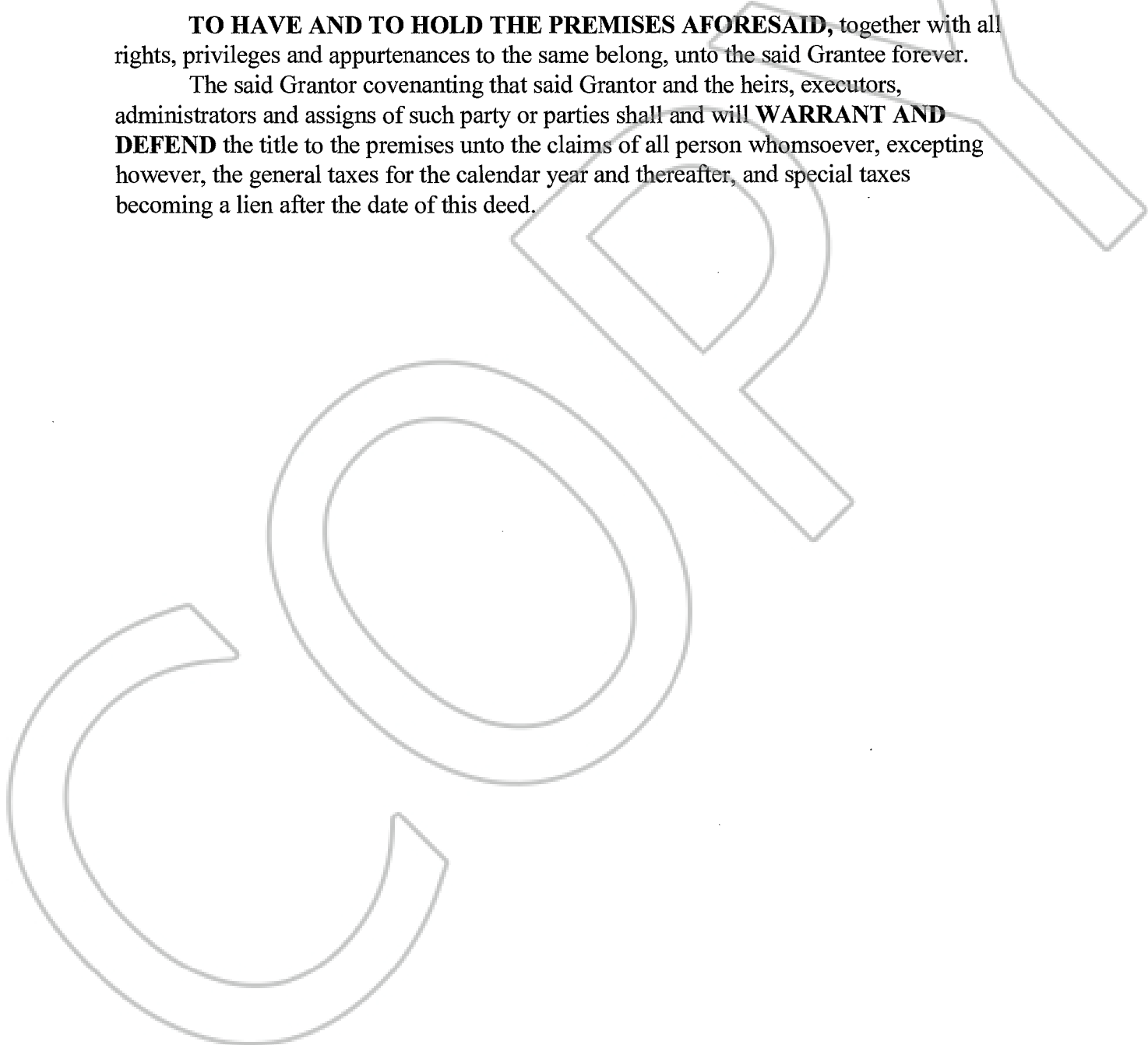
TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;



SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, right 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 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.


TO HAVE AND TO HOLD THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

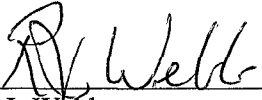




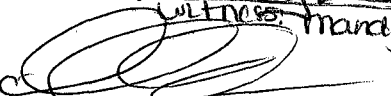
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.




Witness: Mandy Lorenz
Witness: Mandy Lorenz



R.J. Webb



Witness: Maranda Rogers
STATE OF NEVADA




Suzanne S. Webb

COUNTY OF Washoe)
) SS

On this 5th day of November 2013, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **R.J. Webb and Suzanne S. Webb**, who is personally known to me or who has produced NV Drivers LLC as identification whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same freely and voluntarily and for the purposes therein stated.

WITNESS my hand and Official Seal.





Notary Public

My Commission Expires: 07/25/2016



LEGAL DESCRIPTION
FOR
RIDGE TAHOE – LOT 32

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

PARCEL ONE:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows:

- (a) (A) An undivided 1/20th interest, as tenants-in-common, in and to **Lot 32 of Tahoe Village Unit No. 3**, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. **Except therefrom units 101 to 120** Amended Map and as corrected by said Certificate of Amendment.
- (b) **Unit No. 102** as shown and defined on said last mentioned map and as corrected by said Certificate of Amendment.

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 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, Condition 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 Development in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, 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 of 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 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 "**SUMMER SEASON**" of said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type of Lot 31 during said Use Week with said "Use Season".

Inventory Control No. 321021003