

APN: PTN 1319-30-720-001

Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
James P. Tarpey, Esq.  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #46016

Mail Tax Statement To:  
THE RIDGE TAHOE  
P.O. BOX 5721  
STATELINE, NV 89449

DOC # 835271  
12/11/2013 03:00PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
Resort Closings, Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-1213 PG-1769 RPTT: 3.90



## GRANT DEED

THIS DEED shall operate to perform the transfer of title from JO MAXSON, A WIDOW ("Grantor(s)") to CARL WOLF THOMS and JEAN MARIE THOMS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, WHOSE ADDRESS IS P.O. BOX 5491, INCLINE VILLAGE, NV 89450 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of ONE THOUSAND DOLLARS 00/100 (\$1,000.00) the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;



IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: Nov 4, 2013

GRANTOR(S):

Jo Maxson  
JO MAXSON

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: RI

COUNTY OF: Providence

THE 4 DAY OF November, 20 13, JO MAXSON, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: Brian K Wyche

Printed Name: \_\_\_\_\_

A Notary Public in and for said State

My Commission Expires: \_\_\_\_\_

**BRIAN K WYCHE**  
**NOTARY PUBLIC**  
**STATE OF RHODE ISLAND**  
**MY COMMISSION EXPIRES 06/01/2016**

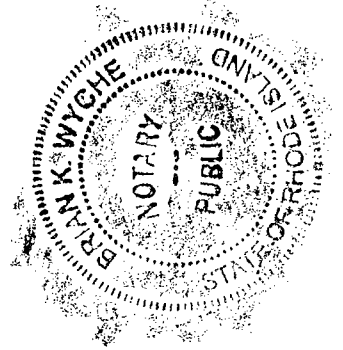




EXHIBIT "A"

**PARCEL ONE:**

An undivided 1/51st interest in and to that certain condominium as follows:

- (a) An undivided 1/38<sup>th</sup> interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 through 030 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. 016 as shown and defined on said Condominium Plan.

**PARCEL TWO:**

A non-exclusive right to use the real property know 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, 1976, 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 over, and for 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, 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. 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 ft. 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, Nevada.

**PARCEL FIVE:**

The exclusive right to use a unit of the same Unity 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 the 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, Nevada during ONE use week within the "Prime Season", as 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 Unity Type on Lot 34 during said use week within said "Use Season".