

16
THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

Doc Number: **0836546**

01/09/2014 09:48 AM

OFFICIAL RECORDS

Requested By

ROBERT I KIMSEY

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0114 Pg: 1401 RPTT \$ 3.90



Deputy. ar

✓ PARCEL NUMBER: 1319-30-712-001 PTN

WHEN RECORDED RETURN TO:

Lyndora Chase-Kimsey

9340 E Lakeside Dr

Sun Lakes, Arizona, 85248

WARRANTY DEED

THE GRANTOR(S),

-Lyndora Chase, for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

- Linda Emmerson, 981 B Manhattan Dr., Kelowna, B.C. Canada, V1H 1Y7, and

-Tiffany Emmerson 981 B Manhattan Dr. Kelowna B.C. Canada V1H 1Y7 Sisters As Joint Tenants, the following described real estate, situated in Douglas County, State of Nevada, more particularly described below:

(Legal description): See Attached Exhibit "A"(160)

Description is as it appears in Document No. 0561909 Official Records, Douglas County, Nevada.

Subject to any and all matters of record including existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, reservations, leases, and easements of record and the Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Point. The grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 1319-30-712-001 PTN

Mail Tax Statements To:

Linda Emmerson

981 B Manhattan Dr.

Kelowna, B.C. Canada V1H 1Y7

Grantor Signatures:

Dated: Jan 6, 2014

[Handwritten Signature]

Lyndora Chase
9340 E Lakeside Dr
Sun Lakes, Arizona, 85248

STATE OF ARIZONA, COUNTY OF MARICOPA, ss:
This instrument was acknowledged before me on this 6 day
of Jan 2014, by Lyndora Chase

[Handwritten Signature]

Notary Public

Notary

Title (and Rank)

My commission expires 9.17.2015



EXHIBIT "A" (160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31 11'12" East 81.16 feet; thence South 58 48'39" West 57.52 feet; thence North 31 11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18 23'51", an arc length of 57.80 feet the chord of said curve bears North 60 39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in ODD -numbered years in accordance with said Declaration.

A portion of APN: 1319-30-712-001