

DOC # 839404
03/12/2014 01:40PM Deputy: PK
OFFICIAL RECORD
Requested By:
Timeshare Title, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$41.00
BK-314 PG-1722 RPTT: 1.95



APN: A portion of APN 42-285-14

Mail tax statement to:
The Ridge Tahoe
400 Ridge Club Drive
Stateline, NV 89449
and when recorded return to:
Timeshare Title, Inc.
P.O. Box 3175
Sharon, PA 16146

Escrow No. 14-8621

R.P.T.T. \$1.95

**THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Eugene F. Monahan and Lorraine Monahan, husband and wife as joint tenants with right of survivorship, by Rhonda Allen of GroupWise, Inc., their Attorney-in-Fact, whose address is 52 Pond School Road, Sussex, NJ 07461, hereinafter "Grantors", FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do by these presents, grant, bargain and sell unto Sridhar Rajappan, a Married Man, his Sole and Separate Property, whose address is 65 Shuter Street, Unit 72, Toronto, ON Canada M5B 1B2, hereinafter "Grantee", all that certain property located and situated in the County of Douglas, State of Nevada, more particularly described as follows:

Timeshare Estate Comprised of:

PARCEL ONE

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

(A)

An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.

(B)

Unit No. 156 as shown and defined on said last Condominium Plan.

PARCEL TWO

(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, re-recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.& M.; 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 THREE

A non-exclusive right to use the real property known as "common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Amended Declaration of Annexation of the The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 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 ALTERNATE** use week within the **EVEN** numbered years of the **PRIME SEASON**, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-285-14

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 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 all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's heirs and assigns forever.



Prior instrument reference: Instrument No. 265335, Book 1191, Pages 2936-2937 of the Official Records of Douglas County, Nevada.

WITNESS Grantors' hands this the 11 day of March, 2014.

Eugene F. Monahan
Eugene F. Monahan
Rhonda Allen
By: Rhonda Allen
of GroupWise, Inc.,
his attorney-in-fact

Lorraine Monahan
Lorraine Monahan
Rhonda Allen
By: Rhonda Allen
of GroupWise, Inc.,
her attorney-in-fact

STATE OF PA
COUNTY OF Mercer

This Grant, Bargain, Sale Deed of The Ridge Tahoe was acknowledged this 11 day of March, 2014, before me Becky Davenport the undersigned officer, personally appeared Rhonda Allen of GroupWise, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Eugene F. Monahan and Lorraine Monahan, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

My Commission Expires:
6-16-17

Becky Davenport
Notary Public
Printed Name: Becky Davenport

