

17
James Stacy
P.O. Box 2133
Williamsburg, VA 23187

✓ When recorded return to:

James Stacy
P.O. Box 2133
Williamsburg, VA 23187

APN: 42-284-05/1319-30-644-038(prn)

Doc Number: **0839919**

03/21/2014 02:51 PM

OFFICIAL RECORDS

Requested By
RESORT REALTY INC

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00

Bk: 0314 Pg: 3915 RPTT \$ 1.95



Deputy: ke

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

THIS DEED, executed this 17, day of January, 2014, by **KRISTIANNE LOUISE KOSCO**, a single woman, hereinafter referred to as "Grantors", whose address is P.O. Box 2133 Williamsburg, VA 23187, and **WILHELMINA GOROSIN**, hereinafter referred to as "Grantee", whose address is 4453 Governor Drive, San Diego, CA 92122.

WITNESSTH:

Grantors, for and in consideration of \$10.00 and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described as Exhibit "A" attached hereto and incorporated herein by this reference;

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, assessment, 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.

IT BEING the same property as that conveyed unto the Grantors herein by Deed dated October 11, 2013, from Jeffrey B. Yaver and Sandra F. Yaver, recorded November 21, 2013, in Deed Book: 1113, at Page: 4525 in the Official Records of the County Recorder, of Douglas County, Nevada.

THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT A TITLE EXAMINATION

IN WITNESS WHEREOF, the Grantors have executed this Deed as of this 17 day of January, 2014.


Kristianne Louise Kosco

STATE OF Virginia

CITY/COUNTY OF James City, to-wit:

The foregoing instrument was acknowledged before me on this 17 day of January, 2014 by Kristianne Louise Kosco who are personally known by me or who have produced: LPOA as identification.

My Commission Expires: 05/31/2016

M. Smith
Notary Public
Printed Name: Michelle Smith

(SEAL)

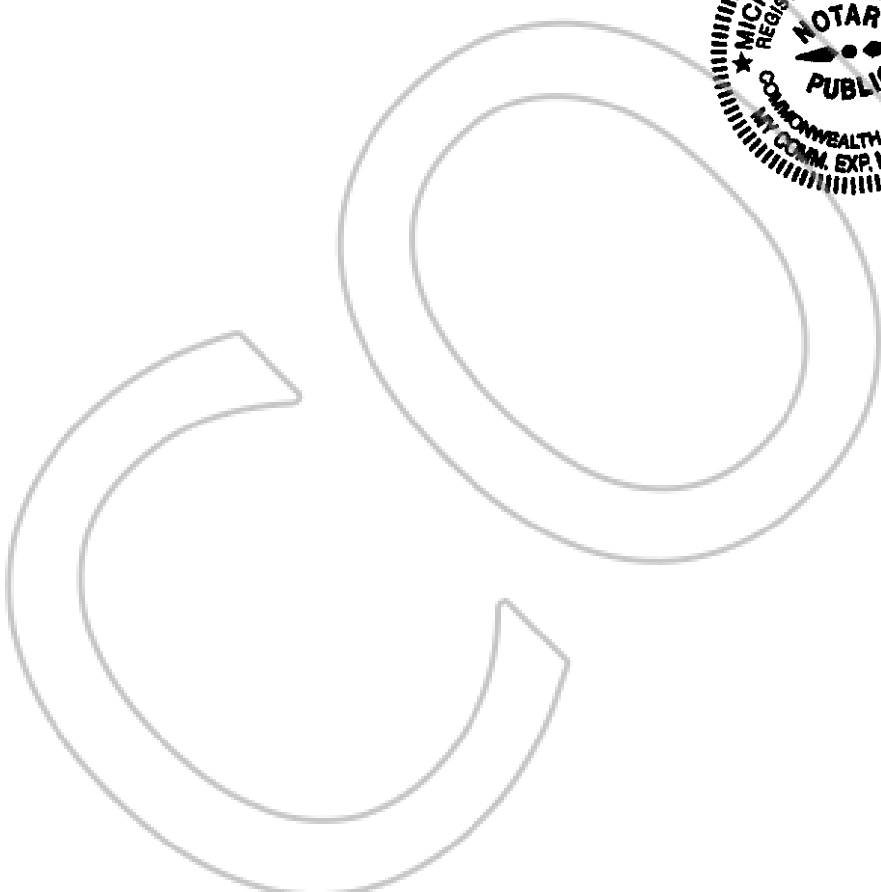
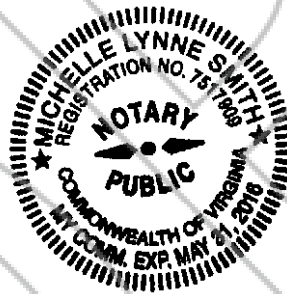


EXHIBIT "A"

PARCEL ONE

An undivided 1/51st 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 Record 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 Record of Douglas County, State of Nevada.
- (B) Unit No 071 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 36, 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 #23008 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 Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the 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, Douglas County, during ONE use week within the PRIME season, as said pouted 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 42-284-05