

DOC # 839981
03/25/2014 09:29AM Deputy: PK
OFFICIAL RECORD
Requested By:
The Timeshare Group
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-314 PG-4165 RPTT: 3.90



Prepared By and Return To:
The Timeshare Group
1004 Quinn Drive Suite #8
Waunakee, WI 53597

APN # 40-300-24
Mail Tax Statements to: **Sage Forteen, LLC**, whose address is PO Box 190, Waunakee, WI 53597

WARRANTY DEED

This Indenture, Made this **February 4, 2014**, between **Byron F. Flanders**, whose address is 210 Bellflower Dr., San Ramon, CA 94582, hereinafter called the "Grantor"*, and **Sage Forteen, LLC**, whose address is PO Box 190, Waunakee, WI 53597, hereinafter called the "Grantee"*.

Witnesseth: That said Grantor, for good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in **Douglas County, Nevada** to wit:

Time Share Legal Description for **Ridge View (Unit Number 024 – Summer Season)**, of which is attached hereto as Exhibit "A" and incorporated herein by this reference.

This transfer of ownership will begin with the 2008 use week.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.



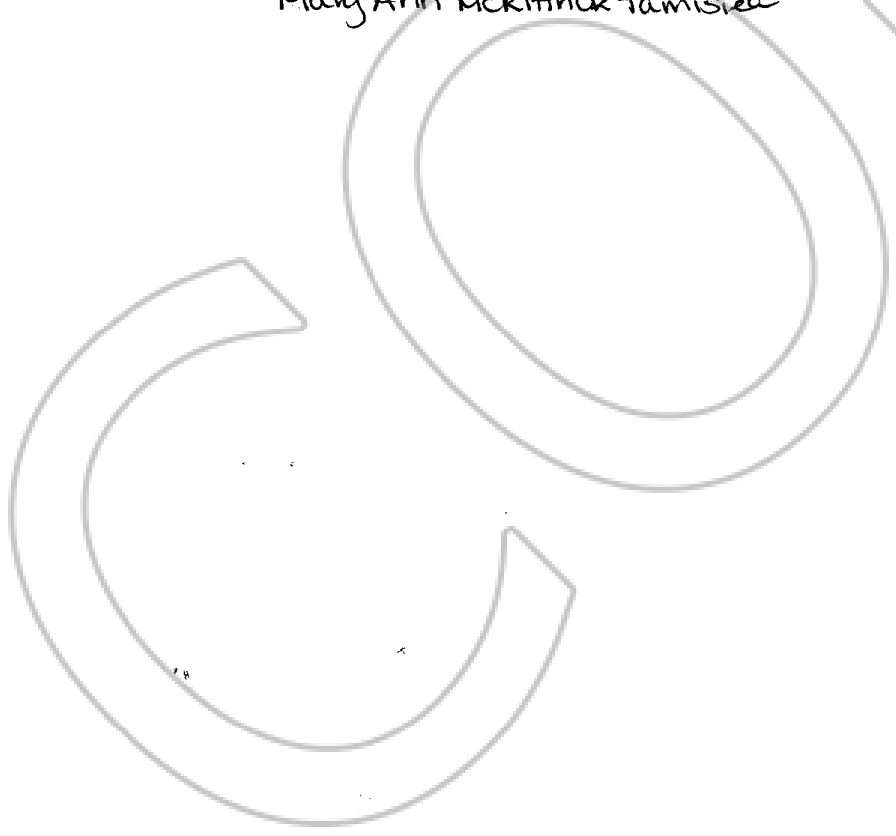
Witness # 1: Ashley Bell
Ashley Bell

Witness # 2: Veronica Small
Veronica Small

Grantor: [Signature]
Byron F. Flanders

State of California, County of Contra Costa:
The foregoing instrument was acknowledged by me Mary Ann McKittick Tamsiea, a notary public, on
this 5 day of February, 2014 by Byron F. Flanders, who is/are personally known by me or
who has/have produced: California Disclosure as identification.

Mary Ann McKittick Tamsiea (SEAL)
Notary Public,
My Notary Expires 03/10/17
Mary Ann McKittick Tamsiea





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EXHIBIT "A"

A Timeshare Estate comprised of:

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

(A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of **Douglas County, State of Nevada**, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(B) **Unit No. 024** as shown and defined on said Seventh Amended Map of **Tahoe Village, Unit No. 1**.

Parcel 2: A non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Vacation Village Unit, Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: The exclusive right to use said Condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above during one "use week" within the "**Summer Use Season**" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN 40-300-24