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03/26/2014 10:26AM Deputy: SG
OFFICIAL RECORD
Requested By:
Duncan Realty & Escrow
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-314 PG-4378 RPTT: 1.95



Document Prepared By:
When Recorded return to:
Susan Duncan
Duncan Realty & Escrow
9301 West Highway 116
Gower, Missouri 64454

Mail tax statements to-
400 Ridge Club Drive
P.O. Box 5790
Lake Tahoe NV, 89449

Consideration: \$10.00

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 10 day of February 2014, by and between **Jeffrey S. Ross and Sheila Jefferson-Ross, Husband and Wife, as Joint Tenants with Right of Survivorship**, whose address is 5750 Shannon Bay Dr., Rocklin, CA 95677, **GRANTOR** herein, and **Susan Hunt, a Single Woman, as Her Sole and Separate Property**, of the Country of Canada, **GRANTEE, herein:**

Grantee's mailing address: 6400 Rue Sherbrook O #2, Montreal, Quebec Canada H4B 1N2

WITNESSETH, that the said Grantor, for and in consideration of the sum of and other good and valuable consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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, right 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 THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.



IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

Eugene Atelyor
Witness: Eugene Atelyor

Jeffrey S. Ross
Jeffrey S. Ross

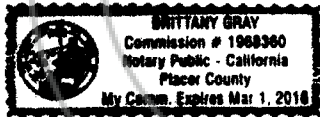
James Black
Witness: James Black

Sheila Jefferson-Ross
Sheila Jefferson-Ross

STATE OF CALIFORNIA)
)
) SS
COUNTY OF Placer)

On this 10th day of February 2014, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **Jeffery S. Ross and Sheila Jefferson-Ross**, who is personally known to me or who has produced Driver's license as identification whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same freely and voluntarily and for the purposes therein stated.

WITNESS my hand and Official Seal.



Brittany Gray
Notary Public

My Commission Expires:
March 1, 2016



EXHIBIT "A"
Legal Description

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1 / 106ths interest, as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3, as shown on the Ninth Amended Map, recorded July 14, 1988, as Document No. 182057, 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, Nevada.
- (B) Unit No. 197 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village, Unit No. 3, recorded January 22, 1973, as Document 63805, records of said county and state, for all the 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 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 and for use and enjoyment and incidental purposes over on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3 – Seventh Amended Map, recorded April 9, 1986 and Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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. 96578 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, M.D.M. (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 FIVE:

The exclusive right to use a 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 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 use weeks within the SWING SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

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