

DOC # 840830  
04/10/2014 09:18AM Deputy: SG  
OFFICIAL RECORD  
Requested By:

APN: 1319-30-720-001 PTN

Recording requested by:  
ROBERT LEWIS WARNICK  
and when recorded mail to:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819  
www.timeshareclosingservices.com  
Escrow # 67101313096A

VIN Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-414 PG-1843 RPTT: 5.85



Mail Tax Statements To: Cullen Family Vacations, LLC, 5830 East 2nd Street, Casper, WY 82609

Consideration: \$1,050.00

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, ROBERT LEWIS WARNICK a/k/a ROBERT L. WARNICK and SARAH ANN WARNICK a/k/a SARAH A. WARNICK, Husband and Wife, as Joint Tenants, whose address is 125 Sylvia Circle, Pleasanton, California 94566, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Cullen Family Vacations, LLC, a Wyoming Limited Liability Company, whose address is 5830 East 2nd Street, Casper, WY 82609, "Grantee"

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.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 3/20/2014\_\_



IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Charlene Hockett  
Witness #1 Sign & Print Name:  
CHARLENE HOCKETT

Robert Lewis Warnick by Brad Holtel  
ROBERT LEWIS WARNICK a/k/a  
ROBERT L. WARNICK  
by Brad Holtel, as the true and lawful attorney  
in fact under that power of attorney recorded herewith

ANALYN BISICATO  
Witness #2 Sign & Print Name:  
ANALYN BISICATO

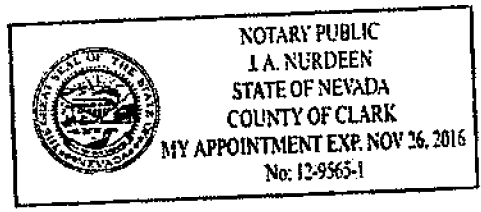
Sarah Ann Warnick by Brad Holtel  
SARAH ANN WARNICK a/k/a  
SARAH A. WARNICK  
by Brad Holtel, as the true and lawful attorney  
in fact under that power of attorney recorded herewith

STATE OF Nevada SS  
COUNTY OF Clark

On 3/20/2014, before me, the undersigned notary, personally appeared BRAD HOLTEL, as the true and lawful attorney in fact under that power of attorney recorded herewith for ROBERT LEWIS WARNICK a/k/a ROBERT L. WARNICK and SARAH ANN WARNICK a/k/a SARAH A. WARNICK, Husband and Wife, as Joint Tenants, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE: J. A. Nurdeen



My Commission Expires: 11/26/16



## Exhibit "A"

File number: 67101313096A

A Timeshare Estate Comprise of:

### PARCEL ONE:

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

(A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan Recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.

(B) Unit No. 016 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 No. 63805, records of said County and State, 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 recorded in 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, 41 as shown on said Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No 133178 of Official Records of Douglas County, State of Nevada 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 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, -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 FIVE

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No., 156904 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 Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type of Lot 34 during said use week with said "use season".

**Exhibit "B"**

A Timeshare Estate Comprised of:

Parcel One:

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

(A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 as shown on Tahoe Village Unite No. 3-10th Amended Map, recorded September 21, 1990 as document no 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 001 through 038 (inclusive) as shown on that certain condominium Plan recorded June 22, 1987 as document No 156903 of Official Records of Douglas County, State of Nevada.

(B) Unit No. 016 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, 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 Areas" 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 these 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) 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, -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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three establishing Phase Four, recorded on June 22, 1987 as document no 156904 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 the Purposes provided for in the Fourth Amended and Restate 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 during Odd numbered years with the "Swing season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type of Lot 34 during said use week within said "use season".