

Doc Number: **0841136**

04/18/2014 11:19 AM

OFFICIAL RECORDS

Requested By:
STEWART TITLE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0414 Pg: 3275 RPTT \$ 13.65



Deputy sd

A.P.N. #	A ptn of 1319-30-712-001
R.P.T.T.	\$ 13.65
Escrow No.	160112681
Title No.	None
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Same as Below	
When Recorded Mail To:	
Ridge Pointe P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DAVID RICETTI, JR.**, a married man who acquired title as a single man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RIDGE POINTE PROPERTY OWNER'S ASSOCIATION**, a Nevada non-profit corporation and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Pointe, Two Bedroom, Even Year Use, Account #1601126C, Stateline, NV 89449 See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

JULIE RICETTI, spouse of the Grantor herein joins in the execution of this conveyance to release any interest, community property or otherwise, which she may have or be presumed to have in the above described property.

Dated:

3/31/14

David Ricetti, Jr.

Julie Ricetti

This document is recorded as an
ACCOMMODATION ONLY and without liability
for the consideration therefore, or as to the
validity or sufficiency of said instrument, or
for the effect of such recording on the title of
the property involved.

ACKNOWLEDGMENT

State of California

County of Lake

On MARCH 31, 2014 before me, MARY J. SIMPSON, Notary Public
(insert name and title of the officer)

Personally appeared, DAVID RICETTI JR + Julie Ricetti, who 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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mary J Simpson (Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of Type of Document _____
Document Date: _____ Number of Pages: _____
Signer(s) other than named above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
- Corporate Officer - Title: _____
- Partner Limited General
- Attorney-in-fact
- Trustee
- Guardian or Conservator
- Other: _____
- Signer is Representing: _____

Right Thumbprint of signer
Top of thumb Here

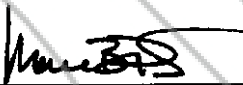
AFFIDAVIT
(Ridge Pointe Property Owners Association)

STATE OF NEVADA)
)
County of Douglas) SS

Ridge Pointe Property Owners Association, being first duly sworn upon oath, deposes and says:

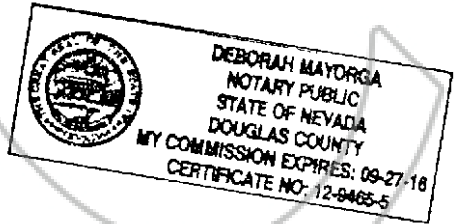
That, for purposes of accepting delivery of the foregoing Deed in Lieu of Homeowners Assessment Foreclosure and affiant executing this Affidavit, he is a duly authorized officer or agent of the Grantee named therein; that he has read the Deed in Lieu of Homeowners Assessment Foreclosure and knows the contents thereof; that to the best of his knowledge, there is no statement contained in the terms, warranties and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following proviso, Grantee hereby accepts said Deed in Lieu of Homeowners Assessment Foreclosure and agrees to its terms and covenants and approves the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matters appearing in the public records attaching subsequent to the recording of the original conveyance which affects the property deeded and provided further that Grantor is the sole, titled, record owner of the property.

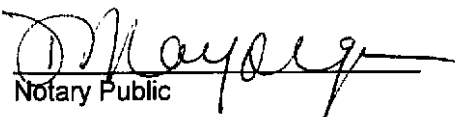
Ridge Pointe Property Owners Association

By: 

Marc B. Preston, Agent

Subscribed, sworn to and acknowledged before me on January 29, 2014





Notary Public

EXHIBIT "A"**(160)**

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in Even -numbered years in accordance with said Declaration.

A Portion of APN: 1319-30-712-001