

DOC # 842362
05/12/2014 11:48AM Deputy: SG
OFFICIAL RECORD
Requested By:
Timeshare Closing Services
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-514 PG-2125 RPTT: 1.95



APN: 1319-30-720-001 PTN

Recording requested by:
Robert L. Warnick
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67101313095

Mail Tax Statements To: Irene Serio, P.O. Box 5771, Lake Worth, FL 33461

Consideration: \$ 500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Robert L. Warnick, an Unmarried Man as to an undivided one half interest, and Sarah A. Warnick a/k/a Sarah A. Tockey, an Unmarried Woman as to an undivided half interest, together as tenants in common, whose address is 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Irene Serio, whose address is P.O. Box 5771, Lake Worth, FL 33461, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as 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: 5-6-14



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 L. Warnick by Brad Holtel
Robert L. Warnick
by Brad Holtel, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

Sarah A. Warnick
Witness #2 Sign & Print Name:
SARAH A. WARNICK

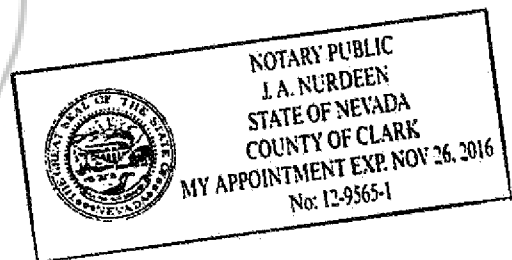
Sarah A. Warnick by Brad Holtel
Sarah A. Warnick a/k/a Sarah A. Tockey
by Brad Holtel, as the true and lawful attorney in
fact under that power of attorney recorded herewith.

STATE OF Nevada) SS
COUNTY OF Clark)

On 5/16/14, 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 L. Warnick, an Unmarried Man as to an undivided one half interest, and Sarah A. Warnick a/k/a Sarah A. Tockey, an Unmarried Woman as to an undivided half interest, together as tenants in co, 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: JA 11/26/16
J.A.N



Exhibit "A"

File number: 67101313095

TOGETHER with the tenants, 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, 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;

PARCEL ONE:

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

A) An undivided 1/20th interest as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3 as shown on the Fifth Amended Map, recorded 10/29/81 as Document No. 61612 as corrected by Certificate of Amendment recorded 11/23/81 as document # 62661, all of Official Records of Douglas County, State of Nevada. Except therefrom Units 121 to 140 as shown and defined on that certain Condominium Plan recorded 8/20/82 as Document No. 70305 of Official Records of Douglas County, State of Nevada

(B) Unit No. 117 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 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 the 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 - Fifth Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

(A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded on 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 Fifth Amended Map of Tahoe Village Unit No. 3, recorded 10/29/81, as Document No. 61612 and amended by Certificate of Amendment recorded 11/23/81 as document no 62661 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four during ONE use week within the "SUMMER" use season, as said quoted term is defined in the Declaration of Restrictions, recorded 9/17/1982 as document no 71000 of said Official Records.

The above described exclusive and non exclusive rights may be applied to any available unit in the project during said use week within the said "use season."