

Requested By:
Timeshare Closings for Les:
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-514 PG-3341 RPTT: 7.80



A portion of APN: 1319-30-724-006

Mail tax statements to:
Ridge Tahoe Property Owners Assoc.
PO Box 5790
Stateline, NV 89449

Prepared by and return to:
Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For the valuable consideration of Two Thousand Dollars (\$2000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Edward A. Gardner and Luzviminda S. Gardner, husband and wife (hereinafter referred to as "Grantor"), whose address is 6051 Foothill Glen Drive, San Jose, CA 95123 do hereby grant unto Rose Ann Dimuro, an unmarried woman (hereinafter referred to as "Grantee"), whose mailing address is 546 Stonewall Drive, Galloway, NJ 08205, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document Number 156903; and (B) Unit Number 006 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded February 21, 1984 as Document Number 097150 and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Numbers 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document Number 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type conveyed, in Lot 34 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

This conveyance is accepted by the Grantee subject to: taxes not yet due and payable for 2014 and then beyond; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.



In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Edward A. Gardner
Edward A. Gardner

Luzviminda S. Gardner
Luzviminda S. Gardner

STATE OF California
COUNTY OF Santa Clara

On January 17, 2014 before me Sheila Meinecke, a notary public in and for said state, personally appeared Edward A. Gardner and Luzviminda S. Gardner, husband and wife, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

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

(Seal Below)

WITNESS my hand and official seal.

Sheila Meinecke
Notary Signature

