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OFFICIAL RECORDS

Requested By
SILVERSON, PARERES & LOMBARDI

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0514 Pg: 3593 RPTT # 4



Deputy. sg

Prepared by:
Silverson, Pareres & Lombardi, LLP
192 Lexington Avenue, 17th Floor
New York, New York 10016

A portion of APN: 1319-30-720-001 PTN

WARRANTY DEED

This Warranty Deed, made this 19th day of January 2014, by EMMA J. WATERS a/k/a EMMA PORITZ, of 1139 Prospect Avenue, Brooklyn, New York 11215, hereinafter called the Grantor, to:

ALAN PORITZ and MATTHEW PORITZ,

of 398 Manor Road, Staten Island, New York 10314, hereinafter called the Grantees.

WITNESSETH, That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the Grantees forever, and to their heirs and assigns, all that real property situated in the County of Douglas, State of Nevada, bound and described as follows:

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 there from Units 001 to 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 007 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 21, 1984 as Document No. 096758, as amended and in the Declaration of Annexation of The Ridge Tahoe recorded February 21, 1984 as Document No. 097150 and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987, as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 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.

Prior instrument reference: Instrument No. 0732684, Book 1108, Page 1244,
Recorder of Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise incident or appertaining, and any reversions, remainders, rents, issues or profits therefrom. Subject to all easements, rights of way, protective covenants and mineral reservations of record, if any. This is not a homestead property.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and that said land is free of all encumbrances. And the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first written above.

EMMA J. WATERS a/k/a EMMA PORITZ



STATE OF NEW YORK }
COUNTY OF NEW YORK }

Mary Logendran, a notary public of the State of ~~New York~~ ^{Minnesota}, in and for the county of ~~Hempstead~~ ^{Hennepin} duly commissioned, qualified and sworn according to the laws of the State of ~~New York~~ ^{Minnesota}, hereby certifies and declares that on JAN 19th 2014 EMMA J. WATERS, personally known to me and to be the person described and who executed the foregoing instrument and acknowledged that she signed this instrument.

Sworn to before me this JAN 19th day of ~~August~~ ^{January}, ~~2013~~ ²⁰¹⁴.

WHEN RECORDED RETURN TO:
Silverson, Pareres & Lombardi, LLP
192 Lexington Avenue, 17th Floor

New York, New York 10016

MAIL TAX STATEMENTS TO:
The Ridge Tahoe P.O.A.
P.O. Box 5790
Stateline, Nevada 89449

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