

Doc Number: **0842848**

05/19/2014 04:05 PM

OFFICIAL RECORDS

Requested By
PETER DEVROEDE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00
Bk: 0514 Pg: 3687 RPTT \$ 7.80



Deputy sg

PREPARED BY:

Patrick Mcdowell
6316 San Francisco Dr.
Buena Park, CA 90620

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Peter De Vroede
915 Kingston Ave.
Piedmont, CA 94611

MAIL TAX STATEMENTS TO:

Peter De Vroede
915 Kingston Ave.
Piedmont, CA 94611

1319-30-645-003 (pm)

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 24 day of April 24, 2014, between Patrick Mcdowell, whose address is 6316 San Francisco Dr., Buena Park, California 90620, and Josta Mcdowell, whose address is 6316 San Francisco Dr., Buena Park, California 90620, a married couple("Grantors"), and Peter De Vroede, a single person, whose address is 915 Kingston Ave., Piedmont, California 94611 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantee, the property located in Douglas County, Nevada, described as:

An undivided 1/51st interest as tenants in common in as follows; (A) An undivided 1/48th interest in and to Lot No. 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 thru 302 (inclusive) as shown on said Map; and (B) Unit No. 291 as shown and defined on said Map; together described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995 as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995, as Document No.

372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in the Lot 42 only, for one week each year in accordance with said Declarations. Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows: BEGINNING at the Northwest corner of this easement said point bears S. 43 degrees 19' 06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

Method of obtaining description: Recorder's Office

Being the same property conveyed in the County Register's General Warranty Deed, Book 0697, Page 4242.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 42-010-40

IN WITNESS WHEREOF the Grantors have executed this deed on the 24 day of April, 2014.

04-24-2014
Date

[Signature]
Patrick McDowell, Grantor

April 24, 2014
Date

[Signature]
Josta McDowell, Grantor

State of _____
County of _____

This instrument was acknowledged before me on the _____ day of _____, 20____ by _____.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

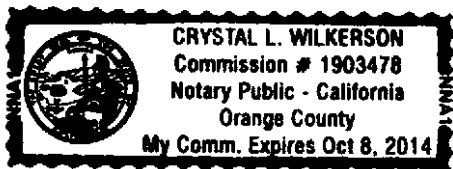
State of California

County of Orange }

On 04-24-14 before me, Crystal L. Wilkerson Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Patrick R. McDowell and Sista
Name(s) of Signer(s)
McDowell

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: Crystal L. Wilkerson
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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 or Type of Document: General Warranty Deed

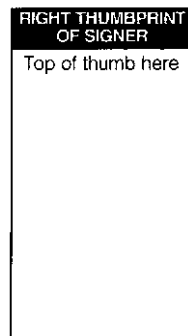
Document Date: 04-24-14 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |



Signer Is Representing: _____

Signer Is Representing: _____

Notary Public Signature

Title or Rank

IN WITNESS WHEREOF the Grantee has executed this deed on the ____ day of _____, 20____.

1-may-2014
Date

Peter De Vroede
Peter De Vroede, Grantee

State of California
County of San Francisco

This instrument was acknowledged before me on the First day of May, 2014 by Peter De Vroede.

[Signature]
Notary Public Signature

Notary Public
Title or Rank

