

DOC # 844355  
06/12/2014 12:59PM Deputy: SG  
OFFICIAL RECORD  
Requested By:

VIN Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-614 PG-2592 RPTT: 5.85



APN: 129-30-542-005 PTN

Recording requested by:  
Billy G. McSwain  
and when recorded mail to:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819  
www.timeshareclosingservices.com  
Escrow # 67092513006A

Mail Tax Statements To: Cullen Family Vacations, LLC, 5830 East 2nd Street, Casper, WY 82609

Consideration: \$1,050.00

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Billy G. McSwain and Diane M. McSwain, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 6653 Sunny Brae Drive, San Diego, California 92119, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Cullen Family Vacations, LLC, a Wyoming Limited Liability Company, whose address is 5830 East 2nd Street, Casper, WY 82609, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Sierra, 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: 4/13/14



IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

\_\_\_\_\_  
Witness #1 Sign & Print Name:

Billy G. McSwain  
Billy G. McSwain -SELLER

\_\_\_\_\_  
Witness #2 Sign & Print Name:

Diane M. McSwain  
Diane M. McSwain -SELLER

STATE OF CA ) SS

COUNTY OF San Diego )

On 6/3/14, before me, the undersigned notary, personally appeared Billy G. McSwain and Diane M. McSwain, Husband and Wife, as Joint Tenants with Right of Survivorship, 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: Mark Francis Carolin



My Commission Expires: 12/23/2017



## Exhibit "A"

File number: 67092513006A

A timeshare estate comprised of:

### PARCEL 1:

An undivided 1/102nd interest in and to that certain condominium estate described as follows:

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. A2 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

### PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

### PARCEL 3:

An exclusive right to use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "Alternate Use Week" in EVEN numbered years within the "PRIME use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C,C & R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "Use Week" in the above-referenced "use season" as more fully set forth in the in the C,C & R's.

### PARCEL 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A portion of APN 42-230-02