



APN 42-230-02
Ridge Sierra
Actual/True Consideration \$100.00

Prepared By:
Ronald S. Peavy
14355 N.E. Quarry Rd.
Newberg, OR 97132

Mail Tax Statements to:

Return Deed to:
Sunday Vacations
14788 Business 13
Branson West, MO 65737

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 15 day of November, 2013 by and between, Ronald S. Peavy and Gertrude M. Peavy, husband and wife as joint tenants with right of survivorship, whose address is 14355 N.E. Quarry Rd., Newberg, OR 97132, Grantor(s) to Regina Eastridge, a single woman as Grantee(s) whose address is P.O. Box 2057 Nixa, MO 65714.

WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property in the County of Douglas, State of Nevada:

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, Described as Follows:

A timeshare estate comprised of:

PARCEL 1: An undivided 1/51st 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. 93498, 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: the non-exclusive easement for ingress and egress, 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 the 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 "use week" within the "SWING 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 of 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 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**

This being the same property as conveyed to Grantor in Book 789 at Page 1143 and recorded on 7/13/1989 in the Official Records of Douglas County, Nevada.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.



IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Theresa J. Ellison
Witness:

Curtis E. Ellison
Witness:

TERESA J. ELLISON
Print Name

Curtis E. Ellison
Print Name

Ronald S. Peavy
Ronald S. Peavy

Gertrude M. Peavy
Gertrude M. Peavy

STATE OF Oregon)
COUNTY OF Yamhill) SS.

On this 15th day of November, 2013, before me (insert NAME and TITLE of OFFICER) Mariana Sandoval Vicente, Notary Public, personally appeared (insert name of signatory(ies))

Ronald S. Peavy and Gertrude M. Peavy, 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 by 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.

(SEAL)

Mariana Sandoval Vicente
Signature

