

DOC # 846525
07/18/2014 12:38PM Deputy: SG
OFFICIAL RECORD
Requested By:
In Less Time Closings
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-714 PG-4043 RPTT: 1.95



Prepared by & Please Return to:
In Less Time Closings, LLC.
Attn: Harley Martin
4531 Belmont Ave. Ste. A
Youngstown, OH 44505

**GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE**

THIS INDENTURE, made this 7th of May 2014, by **Kenneth R. Sage**, whose address is: 2626 Bonita Avenue, Laverne, CA 91750, and **Constance Rae Dorn**, whose address is: P.O. Box 32415, Santa Fe, NM 87594, hereinafter referred to as the **Grantor**, does hereby grant, bargain and convey unto: **Anthony Abraham, sole owner**, whose address is: PO Box 101181 Denver Colorado 80250 hereinafter referred to as the **Grantee(s)**.

WITNESSETH

That Grantor, in consideration for the sum of **Ten Dollars (\$10.00)**, lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee(s) and Grantee(s) assigns forever.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to the condition of title.

Prior Instrument Reference: Instrument Number 290135 in Book 1092, Page 929-930, Recorded October 6, 1992 of the Recorder of Douglas County, Nevada



WITNESS Grantors' hands this the 7th day of May, 2014.

Signed, Sealed and Delivered
in the presence of *these Witnesses*:

Sign: [Signature]
Witness Signature

Michael S. Wilson
Printed Name

[Signature]
Grantor

Kenneth R. Sage
Grantor

Sign: [Signature]
Witness Signature

Jeff Tolcher
Printed Name

ACKNOWLEDGMENT

State of California
County of Los Angeles

On May 7, 2014 before me, Michelle Ann Wilson, Notary Public
(insert name and title of the officer)

personally appeared Kenneth R. Sage
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 [Signature]

(Seal)





WITNESS Grantor's hand this the 13th day of May, 2014.

Signed, Sealed and Delivered
in the presence of *these Witnesses*:

Sign: *[Signature]*
Witness Signature
Erica Cummings
Printed Name

[Signature]
Grantor
Constance Rae Dorn

Sign: *[Signature]*
Witness Signature
Elise M. Mignardot
Printed Name

STATE OF New Mexico
COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 5-13-2014 (date), by Constance Rae Dorn, who is personally known to me or who has produced Drivers License (type of identification) as identification.

[Signature]
Notary Public
Printed Name: Camille Baca

My Commission Expires:
03-17-2018

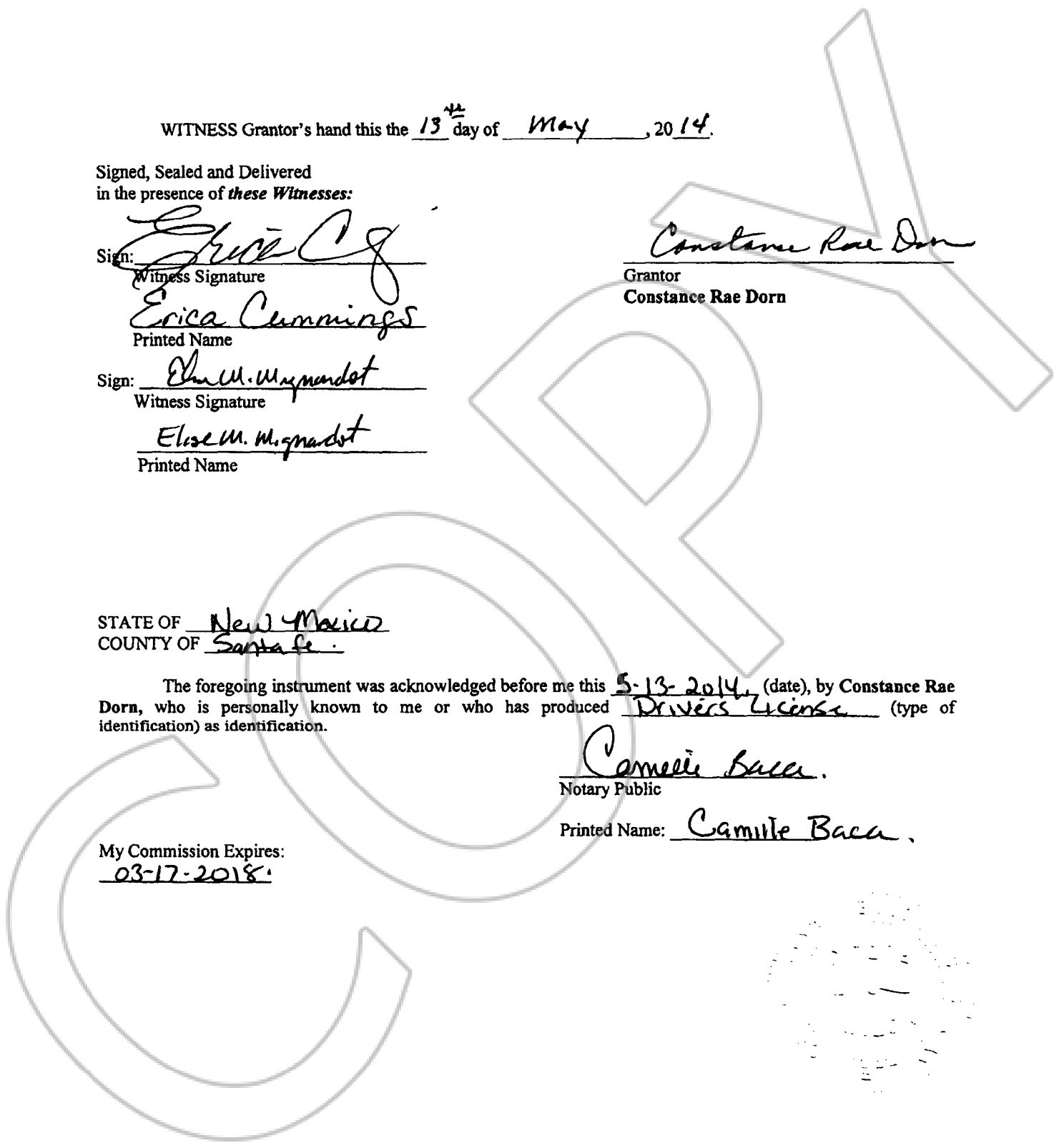




Exhibit "A" (28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows:
(A) An undivided 1/50th interest in and to **Lot 28** 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 1 through 50** (inclusive) as shown on said map; and
(B) **Unit No. 2** as shown and defined on said map; 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, 1984, as Document No. 096758, as amended, and in Declaration of Annexation of The Ridge Tahoe Phase Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affection The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; wit the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-02