

DOC # 846794
07/23/2014 10:04AM Deputy: PK
OFFICIAL RECORD
Requested By:
In Less Time Closings
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-714 PG-5104 RPTT: 1.95



Prepared By & When Recorded Mail To:

In Less Time Closings, LLC.

Attn: Alisha

4531 Belmont Ave. Ste. A

Youngstown, OH 44505

Mail Tax Statements to:

Stephen Kenneth Austin and Elizabeth Fox

64 Via Ragalo

San Clemente, CA 92673

APN: 1319-30-722-020

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

THIS INDENTURE, made this 7th of May 2014, by **Peter David Rubin and Joan M. Shinkle**, now known as, **Joan M. Rubin**, whose address is 1415 Quail Court, Santa Rose, CA 95404, hereinafter referred to as the **Grantor**, does hereby grant, bargain and convey unto: **Stephen Kenneth Austin and Elizabeth Fox, husband and wife as joint tenants with right of survivorship**, whose address is: 64 Via Regalo San Clemente, CA 92673 hereinafter referred to as the **Grantee(s)**, the following described real property situated in Douglas County, State of Nevada:

WITNESSETH

That the Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawfully 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 situate in Douglas County, State of Nevada more particularly described on Exhibit "A", a copy of which is 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 Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded September 17, 1982, as Document No. 71000, Liber 982, Page 753, Official Records of Douglas County, Nevada 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 and their 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: Book No. 285, Pages 1389-1390, Document Number 113792, recorded on February 21, 1985, and recorded in the Official Records of Douglas County State of Nevada.



WITNESS Grantor's hand this the 7th day of may, 2017.

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

Kelly J. Mortensen
Witness Signature

Kelly J. Mortensen
Printed Name

Debrah Fladseth
Witness Signature

Debrah Fladseth
Printed Name

Kelly J. Mortensen
Witness Signature

Kelly J. Mortensen
Printed Name

Debrah Fladseth
Witness Signature

Debrah Fladseth
Printed Name

Peter David Rubin
Peter David Rubin

Joan M. Shinkle, now known as, Joan M. Rubin
Joan M. Shinkle, now known as, Joan M. Rubin

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by **Peter David Rubin and Joan M. Shinkle, now known as, Joan M. Rubin**, who are personally known to me or who has produced _____ (type of identification) as identification.

Notary Public

Printed Name:

My Commission Expires:



State of California)
County of Sonoma)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 5/7/14 before me, R.A. Stockton, Notary Public
(here insert name and title of the officer)

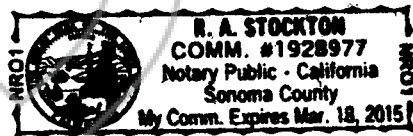
personally appeared Peter David Rubin and Jean M. Shinkle

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 *R.A. Stockton*



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/~~for the purpose of~~ Grant, Bargain, Sale

Deed

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)



Exhibit "A"

A Timeshare Estate compromised,of:

Parcel One:

An undivided 1/51st interest in and to that certain condominium described as follows:

- (a) An undivided **1/20th** interest, as tenants-in-common, in and to Lot 32 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded on October 29, 1981; as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except there from units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. **119** as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No.63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173 Page 229 of Official Records and in Modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in book 776 Page 87 of Official Records.

Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 30, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M., - and
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61012 Official Records, Douglas County, State of Nevada.

Parcel Five:

The Exclusive right to use and said UNIT and the non-exclusive right to use the real property referred to in subparagraph (3) of Parcel One and Parcels Two, Three, and Four above during ONE "use week" within the summer "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.