

DOC # 848712
08/28/2014 12:50PM Deputy: PK
OFFICIAL RECORD
Requested By:
Timeshare Title, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-814 PG-6588 RPTT: 1.95



APN: A portion of APN 42-285-14

Mail tax statement to:

The Ridge Tahoe
400 Ridge Club Drive
Stateline, NV 89449

and when recorded return to:

Timeshare Title, Inc.
P.O. Box 3175
Sharon, PA 16146

Escrow No. 14-9088

R.P.T.T. \$1.95

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That **Samuel J. Beneviat as Trustee of the Samuel J. Beneviat Revocable Trust, dated July 21, 1999**, whose address is **1289 Hall Avenue, Sharon, PA 16146-3531**, hereinafter "**Grantor**", FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does by these presents, grant, bargain and sell unto **Jordan Sabo, a Single Man**, whose address is **243 5th Avenue, #145, New York, NY 10016**, hereinafter "**Grantee**", all that certain property located and situated in the County of Douglas, State of Nevada, more particularly described as follows:

The Ridge Tahoe, Plaza Building, Prime Season, Week #37-156-30-01, Stateline, NV 89449

Timeshare Estate Comprised of:

PARCEL ONE

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

(A)

An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.

(B)

Unit No. 156 as shown and defined on said last Condominium Plan.

PARCEL TWO

(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, re-recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.& M.; and



(B)

An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Amended Declaration of Annexation of the The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during **ONE use week within the PRIME SEASON**, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-285-14

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document no. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 156 as shown and defined on said Condominium Plan; 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 the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declaration.

A portion of APN: 42-285-14



TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Prior instrument reference: Instrument No. 0478117, Book 1099, Pages 0649-0652 of the Official Records of Douglas County, Nevada.

WITNESS Grantor's hand this the 25 day of August, 2014.

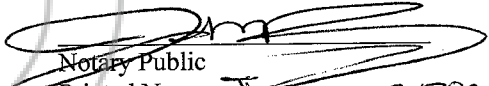
Samuel J. Beneviat Revocable Trust
dated July 21, 1999

By: Samuel J. Beneviat Trustee
Name: Samuel J. Beneviat
Title: Trustee

STATE OF PA
COUNTY OF Mercer

This Instrument was acknowledged this 25 day of August, 2014, before me ~~Justina M. Boatwright~~ the undersigned officer, personally appeared **Samuel J. Beneviat as Trustee of the Samuel J. Beneviat Revocable Trust, dated July 21, 1999**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

My Commission Expires:
4-29-17


Notary Public
Printed Name: Justina M. Boatwright

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Justina M. Boatwright, Notary Public
City of Hermitage, Mercer County
My Commission Expires April 29, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES