

DOUGLAS COUNTY, NV

2016-886394

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

08/22/2016 08:30 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

APN: 0000-40-050-450  
Ridge Pointe Resort  
Actual/True Consideration \$500.00  
Acct: 16-008-15-01

Mail Tax Statements to:  
Resorts West  
400 Ridge Club Drive  
Stateline, NV 89449

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

### GRANT, BARGAIN, SALE DEED

THIS DEED, made this 8<sup>th</sup> day of April, 2016 by and between Oscar E. Twedt and Linda S. Twedt, husband and wife, as joint tenants with Right of Survivorship, Grantor(s) whose address is 6 Perme Ln., Grand Marais, MN 55604 to Maria Isabel Gil Santos, A Single Woman whose address is Edeficio Joel, Avenida Estados Unidos #11, Rijo, Bavaro-Punta Cana, Higüey, Dominican Republic.

WITNESSETH

That the Grantor, in consideration of Five Hundred Dollars (\$500.00) 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:

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160, thence South 31°11'12" East 81.16 feet; thence South 58°48'39" West 57.52 feet; thence North 31°11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet the chord of said curve bears North 60°39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

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

This being the same property as conveyed to Grantor by Grant, Bargain, Sale Deed recorded in Book 0499, and Page 6551 on April 30<sup>th</sup>, 1999 in the Official Records of Douglas County, Nevada.

Send Tax Bill To: \_\_\_\_\_

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.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Margie Delamater  
Witness Signature:

Jack Wolke  
Witness Signature:

Margie Delamater  
Witness Printed Name:

Jack Wolke  
Witness Printed Name:

Oscar E. Twedt  
Oscar E. Twedt

Linda S. Twedt  
Linda S. Twedt

STATE OF Minnesota )  
COUNTY OF Cook )SS.

On this 8<sup>th</sup> day of April, 20 16, before me (insert NAME and TITLE of OFFICER) Donna Gestel, Internal Auditor - notary public, personally appeared (insert name of signatory(ies)) Oscar E. Twedt and Linda S. Twedt, 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~~ <sup>Minnesota</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Donna Gestel  
Signature



