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KAREN ELLISON, RECORDER

SPECIAL WARRANTY DEED

FILED FOR RECORD AT REQUEST OF:

WHEN RECORDED RETURN TO:

Douglas County Recorder's Office
~~Box 218~~
Minden, Nevada, 89423

Angel M. Obozian
6513 N 2nd St
Phila., Pa. 19126

Tax Parcel #:

A portion of APN 40-230-02
Send Subsequent Tax Bills to:

Drafted By:

Kevin M Keene

THIS SPACE PROVIDED FOR RECORDER'S USE

WARRANTY DEED

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Kevin M Keene, not married of 1038 Hazelwood Dr, Phila., PA, and Angel M Obozian, not married of 6513 N 2nd St, Phila., PA 19126, (collectively the "Grantor"), conveys and warrants to Angel M Obozian, not married of 6513 N 2nd St, Phila., PA 19126, (the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

Attached Exhibit A.

Being all or part of the same property described in the County Register's Deed Book _____, Page _____.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said

Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee and the Grantee's heirs and assigns, forever in fee simple.

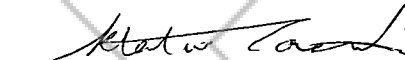
AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises.

DATED: 10/25, 2016


Kevin M Keene


Angel M Obozian

Signed, Sealed and Delivered
In the Presence of:


Witness

Witness

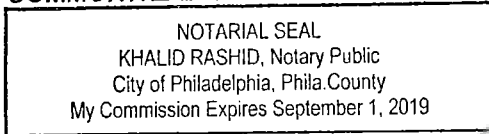
Grantor Acknowledgment

Commonwealth of Pennsylvania
County of Philadelphia

On this, the 8th day of November, 2016, before me Khalid Rashid the undersigned officer, personally appeared Kevin M Keene, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she are authorized to execute the foregoing instrument.

In witness whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA



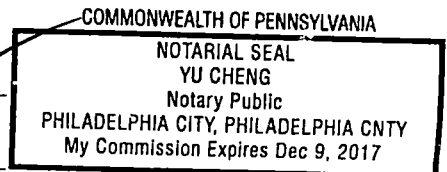
Khalid Rashid
Notary Public
Title of Officer

Grantor Acknowledgment

Commonwealth of Pennsylvania
County of Philadelphia

On this, the 25th day of October, 2016, before me Yu Cheng the undersigned officer, personally appeared Angel M Obozian, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she are authorized to execute the foregoing instrument.

In witness whereof, I hereunto set my hand and official seal.



Yu Cheng
Mr.
Title of Officer

EXHIBIT 'A'

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/102nd 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. 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 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:

A non-exclusive easement for ingress and egress for 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 "alternate use week" in Even numbered years within the Swing "use season" as that term is defined in the Second Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&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 CC&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. 33659, Official Records of Douglas County, State of Nevada.

A portion of APN 40-230- 02

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

93 FEB 19 NO:03

SUZANNE BEAUREAU 299949
OR RECORDER
86 PAID 52 DEPUTY
BOOK 293 PAGE 3125

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 40-230302
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 101,000
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 10
 Real Property Transfer Tax Due: \$ 1.95

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor/Referee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kevin Keane
 Address: 1038 Hazelwood Dr
 City: Phila
 State: Pa Zip: 19150

Print Name: Amel M. Dhorain
 Address: 6529 W 2nd St
 City: Phila
 State: Pa Zip: 19126

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)