

Mr. and Mrs. Tsang  
15449 Hume Drive  
Saratoga, CA 95070

SCE Escrow No. 30189R  
Title Order No. 7250-1-17  
Sierra Share No. 4-A2-1-17

Dts: 3.30

**TAHOE SIERRA RESORT GRANT, BARGAIN AND SALE DEED**

**GRANTOR THIS INDENTURE WITNESSETH:** That **HELMARK CORPORATION**, a Nevada corporation, in and for a valuable consideration the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**GRANTEE**

Wallace Tsang and Sylvia L. Tsang, husband and wife as community property

and to the heirs and assigns of such Grantee forever, all of that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, and more particularly described below, 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.

**DESCRIPTION Parcel 1** A Sierra Share consisting of an undivided 1/51st interest in and to the certain condominium estate described as follows:

a. Condominium Unit No. A2 as shown on the Condominium Plan filed December 27, 1983 in Book 1283 of Maps, at Page 3079, Map No. 93408, in the Office of the County Recorder of said County.

b. An undivided 1/51 interest in and to Lot 4, as per Map recorded December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, records of said County. **EXCEPTING THEREFROM** the non-exclusive easements appurtenant to all Units for ingress and egress, including but not limited to, parking, recreation, repair and maintenance, as more particularly described in Sections 1 through 7, inclusive, of Article X of Declaration of Restrictions [Tahoe Sierra Resort Condominiums], recorded December 19, 1983, as Document No. 93660 [The Master Declaration], and paragraphs 2.5, 2.6, 2.7 and 2.12 of the Declaration of Restrictions for Sierra Share Ownership [Tahoe Sierra Resort], recorded December 29, 1983 as Document No. 93661, all in Official Records of Douglas County.

**EXCEPTING** from said Parcel 1 and **RESERVING** unto the Grantor, and its successors and assigns, including all Owners, the exclusive right to use and occupy said Parcel 1 during all Use Period and Service Periods, as defined in said Sierra Share Declaration.

**Parcel 2** An exclusive right and easement to use and occupy an Assigned Unit and all easements appurtenant thereto, as set forth in Article II and X, Sections 1 and 3 of said Master Declaration, and paragraph 2.7 of said Sierra Share Declaration, during Winter/Summer a Use Period in the Season, together with a non-exclusive right to use the Common Area during such Use Period, as defined in said Sierra Share Declaration, provided that such Use Period is reserved in accordance with the provisions of the said Sierra Share Declaration.

**Parcel 3** A non-exclusive easement for ingress and egress, use and enjoyment of the following described real property during any Use Period reserved in accordance with the provisions of the said Sierra Share Declaration:

All of that certain real property situate in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian, in the County of Douglas, State of Nevada, being a portion of Tahoe Village Unit No. 3 as shown on the Fourth Amended Map thereof, recorded in Book 980 Page 2232 as Document No's 49050 and 49215, Official Records of said County, described as follows:

Beginning at the Southwest corner of Lot 4 of said Tahoe Village Unit No. 3 and running North 76° 17' 09" East along the Southerly line of said Lot 4 and the Easterly prolongation thereof, 85.35 feet; thence leaving said line and prolongation, South 07° 59' 43" East 83.17 feet; thence South 82° 00' 17" West 84.93 feet; thence North 07° 59' 42" West 74.67 feet to the point of beginning.

**Parcel 4 [THE FOLLOWING AFFECTS AND IS APPURTENANT ONLY TO LOT 2 IF THE SAME BE SHOWN IN PARAGRAPH b. OF PARCEL 1 HEREOF]** An easement for encroachment together with the right of ingress and egress for maintenance purposes, as created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.

**SUBJECT TO THIS CONVEYANCE IS MADE AND ACCEPTED AND THE SIERRA SHARE IS GRANTED SUBJECT TO** non-delinquent real property taxes and assessments for all prior and current years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, easements, rights and rights of way, including but not limited to those contained and referred to in paragraph 2.12 of the said Sierra Share Declaration, and other matters of record, including without limitation, the Master Declaration and the Sierra Share Declaration, all of which are hereby incorporated by reference into the body of this instrument as though the same were fully set forth herein.

**EXECUTION IN WITNESS WHEREOF,** Helmark Corporation has caused its corporate name to be affixed hereto and this instrument to be executed by its duly authorized and empowered officer on

**HELMARK CORPORATION**, a Nevada Corporation  
By Thomas O. Hensley President  
San Diego

**ACKNOWLEDGEMENT** State of California, County of Los Angeles, SS.  
On 8/6/84, before me, the undersigned Notary Public in and for said State, personally appeared Thomas O. Hensley, personally known to me or proved on the basis of satisfactory evidence to be the person who executed the within instrument as the President of the Corporation named which executed the same, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-Laws or a resolution of its Board of Directors.  
WITNESS my hand and Official Seal.

Signature Donna G. Wright  
Donna G. Wright, Notary Public in and for said State

Tahoe Sierra Resort



SCE.5

**TAHOE SIERRA RESORT TIMESHARES**  
**A PROJECT OF HELMARK CORPORATION**

POST OFFICE BOX 6107

STATELINE, NV 89449

(800) 521-1525

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DOCUMENTS. DO NOT DESTROY. THIS FORM FURNISHED**

COURTESY OF

**SOUTHERN COUNTIES ESCROW**

POST OFFICE BOX 1186

WHITTIER, CA 90609

(213) 691-3205

**TAHOE SIERRA RESORT WARRANTY DEED**

FOR YOUR RECORDS

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

'84 AUG 10 P12:54

SUZANNE DE ANDREAU  
RECORDER

\$600 PAID *ju* DEPUTY

**104901**

BOOK 884 PAGE 1012