

O.T.S.
e

QUITCLAIM DEED

In consideration of \$ -0-, receipt of which is acknowledged _____
David D. Wiggins and Shaun Wiggins, husband and wife as joint tenants with rights of survivorship
do hereby quitclaim to David D. Wiggins and Shaun Wiggins, husband and wife and
Gaye Marie Wiggins, a single woman, all as joint tenants with rights of the real property
survivorship
in the County of Douglas, State of Nevada, described as:

See exhibit "A" attached hereto and made a part hereof

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. To have and to hold the said premises unto the Grantees, and to the survivor of them, and to the heirs and assigns of such survivor forever.

Witness _____ hand _____ this 29th day of June, 19 984.

STATE OF NEVADA

COUNTY OF Douglas

} ss

David D. Wiggins
David D. Wiggins

Shaun Wiggins
Shaun Wiggins

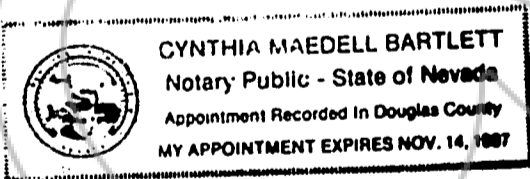
On June 29, 1984
personally appeared before me, a Notary Public,
David D. Wiggins
Shaun Wiggins

who acknowledged that t h e y executed the above instrument.

Cynthia Mae Dell Bartlett
Notary Public

ORDER NO. _____
ESCROW NO. #884-07

WHEN RECORDED MAIL TO:
SOUTHERN COUNTIES ESCROW COMPANY
16127 EAST WHITTIER BLVD.
WHITTIER, CA 90603 ATTN: RENEE BALE



FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

EXHIBIT A, LEGAL DESCRIPTION TAHOE SIERRA RESORT

All of that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, and being more particularly described as follows:

PARCEL 1 A Sierra Share consisting of an undivided 1/51st interest in and to that certain condominium estate described as follows:

- a. Condominium Unit No. A3 as shown on Condominium Plan filed December 27, 1983 in Book 1283 of Maps, at Page 3079, Map No. 93408, in the Office of Douglas County Recorder.
- b. An undivided 1/51 interest in and to Lot 4, as per Map filed December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, Official Records of Douglas 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 29, 1983 as Document No. 93660, being the Master Declaration, and paragraphs 2.5, 2.6, 2.7 and 2.12 of 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 a Use Period in the Winter/Summer Season, together with a non-exclusive right to use the Common Area during such Use Period, as defined in the 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 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 Documents No's 49050 and 49215, Official Records of Douglas County, more particularly 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.

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 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.

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, created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'84 AUG 23 12:36

SUZANNE DEAUDREAU
RECORDER

\$6⁰⁰ PAID. *Sh* DEPUTY

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BOOK 884 PAGE 2160