

GRANT, BARGAIN AND SALE DEED  
in Lieu of Foreclosure

THIS INDENTURE, made this 20th day of December, 1985, by and between Jose A. Ontiveros and Livier M. Ontiveros, husband and wife as joint tenants with right of survivorship Grantor; and HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Grantee:

W I T N E S S E T H:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration, to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell to the Grantee and to its successors and assigns forever, all that certain property and estates in property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

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

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances unto the said Grantee and to its successors and assigns forever.

THIS DEED is an absolute conveyance, the Grantor having transferred said land to the Grantee for a fair and adequate consideration, such consideration in addition to that recited above being the full satisfaction of all obligations secured by that Deed of Trust executed by Grantor dated June 3, 1985, recorded June 18, 1985, as Document No. 118723, Official Records, Douglas County Recorder's Office.

....

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1 Grantor declares that this conveyance is freely and  
2 fairly made and that there are no agreements, oral or written,  
3 other than this Deed between Grantor and Grantee with respect to  
4 the Exhibit "A" property.

5 IN WITNESS WHEREOF, the Grantor has executed this  
6 conveyance the day and year first above written.

7  
8 Jose A. Ontiveros  
9 Jose A. Ontiveros

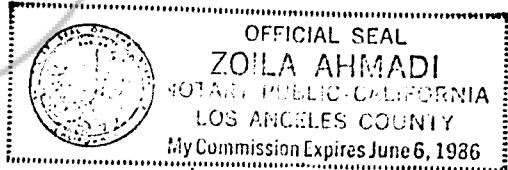
10 Livier M. Ontiveros  
11 Livier M. Ontiveros

12 STATE OF California )  
13 ) : ss.  
14 COUNTY OF Los Angeles )

15 On this 20th day of December, 1985, personally  
16 appeared before me, a notary public, JOSE ONTIVEROS + LIVIER,  
17 who acknowledged to me that They executed the foregoing document.  
18 ONTIVEROS

19 [Signature]  
20 NOTARY PUBLIC

21  
22 When recorded mail to:  
23 Douglas County Title Company  
24 P.O. BOX 1400  
25 Zephyr Cove, NV. 89448



**EXHIBIT "A"**

**A Timeshare Estate comprised of:**

**Parcel One:**

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 32 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 120 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

**Parcel Two:**

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

**Parcel Three:**

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

**Parcel Four:**

- (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, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M., - and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

**Parcel Five:**

The Exclusive right to use said UNIT 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 during ONE "use week" within the SUMMER "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

NOTE: For use with First Phase Deeds and Deeds of Trust on Lot 32.

SPACE BELOW FOR RECORDER'S USE

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

'86 MAY -5 P12:26

SUZANNE BEAUDREAU  
RECORDER

\$ 7.00 PAID Bi DEPUTY

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BOOK 586 PAGE 310