

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HENRY J. EISNER and NANCY A. EISNER, husband and wife, in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to MERVYN GASS and LOIS GASS, husband and wife as joint tenants, with right of survivorship,

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

LEGAL DESCRIPTION ATTACHED HERETO, AND MADE A PERMANENT PART HEREOF, AS EXHIBIT "A":

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "B", MORE ACCURATELY DESCRIBES THE CONDOMINIUM TIMESHARE ESTATE BEING CONVEYED:

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.

Witness OUR hands this 12th day of August, 1988.

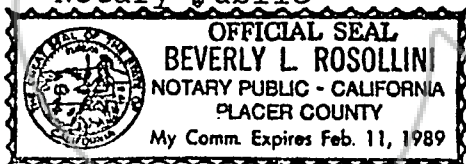
CALIFORNIA
STATE OF NEVADA)
COUNTY OF Placer) ss.

Henry J. Eisner
Nancy A. Eisner

On AUG 12, 1988 personally appeared before me, a Notary Public, Henry J. Eisner and Nancy A. Eisner

who acknowledged that they executed the above instrument.

Beverly L. Rosollini
Notary Public



WHEN RECORDED MAIL TO:
Mr. & Mrs. Mervyn Gass
17040 Escalon Dr.
Encino, CA. 91436

The Grantor(s) declare(s): Documentary transfer tax is \$ 1.65

() computed on full value of property conveyed, or
(X) computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:

FOR RECORDER'S USE

EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL 1

A Sierra Share consisting of an undivided one fifty-first (1/51st) interest in and to that certain condominium estate described as follows:

- a. Condominium Unit No. Lot 4 #A-1, as shown upon the Condominium Plan filed for record on December 27, 1983, in Book 1283 of Maps, at Page 3079, Map No. 93408, in the office of the Recorder of Douglas County, Nevada; and
- b. An undivided 1/8 interest in and to Lot 4 as per Map filed for record December 27, 1983 as Document No. 93408, at Book 1283, Page 3079, records of Douglas County, Nevada, EXCEPTING THEREFROM the nonexclusive 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, 2, 3, 4, 5, 6 and 7 of Article X of that certain Declaration of Covenants, Conditions and Restrictions (Tahoe Sierra Resort Condominiums), dated December 29, 1983, and recorded December 29, 1983, as Document No. 93660, Official Records of the Douglas County Recorder, Nevada (the "Master Declaration") and Paragraphs 2.5, 2.6, 2.7 and 2.12 of that certain Declaration of Covenants, Conditions and Restrictions for Sierra Share Ownership (Tahoe Sierra Resort), dated December 29, 1983, and recorded December 29, 1983, as Document No. 93661, Official Records of Douglas County, Recorder, Nevada (the "Sierra Share Declaration").

EXCEPTING FROM SAID PARCEL 1 AND RESERVING UNTO GRANTOR, its successors and assigns (including all "Owners") the exclusive right to use and occupy said Parcel 1 during all "Use Periods" and "Service Periods" (as the quoted terms are 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 Article X, Sections 1 and 3 of the Master Declaration and Paragraph 2.7 of the Sierra Share Declaration, during a Use Period in the "Winter/Summer Season," together with a non-exclusive right to use the "Common Area" (as the quoted terms are defined in the Sierra Share Declaration) during such Use Period; provided that such Use Period is reserved in accordance with the provisions of said Sierra Share Declaration.

PARCEL 3

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

All that certain real property situated in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian, Douglas County, 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 Nos. 49050 and 49215, Official Records of said 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 $76^{\circ}17'9''$ East along the southerly line of said Lot 4 and the easterly prolongation thereof 85.35 feet; thence leaving said line and prolongation South $7^{\circ}59'43''$ East 83.17 feet; thence South $82^{\circ}0'17''$ West 84.93 feet, thence North $7^{\circ}59'42''$ West 74.67 feet to the point of beginning.

THIS CONVEYANCE IS MADE AND ACCEPTED AND THE SIERRA SHARE IS HEREBY GRANTED SUBJECT TO non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, conditions, uses, easements, rights, rights-of-way, easements (including, but not limited to, the easement referred to in Paragraph 2.12 of the Sierra Share Declaration) and other matters of record on the date hereof, 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 if the same were fully set forth herein.

LEGAL DESCRIPTION

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

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/51st 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 4 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. A-1 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 "use week" within the "PRIME use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C,C & 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 C,C & R's.

A Portion of APN 42-230- 17

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

'88 AUG 19 P4:20

SUZANNE BEAUDREAU
RECORDER

184671

PAID *Sh* DEPUTY
BOOK 888 PAGE 3188