

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LEVANT BROWN III and ADELAIDE P. BROWN, as Co-Trustees under The Levant And Adelaide P. Brown Family Trust Agreement dated July 3, 1985,

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to VERNE SKJONSBY and DOROTHY SKJONSBY, 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 24<sup>th</sup> day of October, 1988.

THE LEVANT AND ADELAIDE P. BROWN FAMILY TRUST AGREEMENT DATED JULY 3, 1985.

STATE OF NEVADA )  
COUNTY OF Washoe ) ss.

by: Levant Brown III  
Levant Brown III, Co-Trustee

On Oct 24, 1988  
personally appeared before me,  
a Notary Public,  
Levant Brown III and  
Adelaide P. Brown, Co-Trustees

by: Adelaide P Brown  
Adelaide P. Brown, Co-Trustee

who acknowledged  
that they executed the above instrument.

Linda Pugliese  
Notary Public  
LINDA PUGLIESE  
Notary Public - State of Nevada  
Appointment Recorded In Washoe County  
MY APPOINTMENT EXPIRES 01/01/1991

WHEN RECORDED MAIL TO:  
Mr. & Mrs. Verne Skjonsby  
1237 Cortez Ave.  
Burlingame, CA. 94010

The Grantor(s) declare(s):  
Documentary transfer tax  
is \$ 8.80  
(xx) computed on full value of  
property conveyed, or  
( ) computed on full value less  
value of liens and encumbrances  
remaining at time of sale.

MAIL TAX STATEMENTS TO:  
\_\_\_\_\_  
\_\_\_\_\_

FOR RECORDER'S USE

Jeffrey L. Hartman  
Attorney at Law  
333 West Moana Lane  
Reno, NV 89509

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EXHIBIT "A"

LEGAL DESCRIPTION

**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. **B1** 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.

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EXHIBIT "B"

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. B-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- 21

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

'88 OCT 27 P3:48

SUZANNE BEAUDREAU  
RECORDER

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