

GRANT, BARGAIN, SALE DEED

ORDER NO. 09-000272
01-001-40-01

THIS INDENTURE WITNESSETH: That VALERIE HANSEN a married woman who acquired title as VALERIE R. EDWARDS, a married woman as her sole and separate property in consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to VALERIE HANSEN AND CHARLES H. HANSEN, 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:

ORIGINAL LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".
EXHIBIT "B" ATTACHED HERETO MORE ACCURATELY DESCRIBES THE CONDOMINIUM TIMESHARE ESTATE BEING CONVEYED.

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

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 my hand this day of _____, 19 .

CALIFORNIA
STATE OF ~~NEVADA~~)
) :ss.
COUNTY OF MENDOCINO)

Valerie R. Edwards/ Valerie Hansen
Valerie R. Edwards/Valerie Hansen

On December 20, 1988
personally appeared before me,
a Notary Public,
Valerie R. Edwards/Valerie Hansen

 who acknowledged
that s he executed the above
instrument.

Carol Jean Steele
Notary Public



WHEN RECORDED MAIL TO:
VALERIE HANSEN
17660 Redwood Spring Dr.
Fort Bragg, CA. 95437

The Grantor(s) declare(s):
Documentary transfer tax
is \$ Exempt #6
() 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
441 West Plumb Lane
Reno, NV 89509

EXHIBIT "A"

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. A1 as shown on the Condominium Plan filed December 27, 1983 in Book 1203 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 Spring/Fall 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.

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BOOK 1288 PAGE 3508

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. Al 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 " Swing 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.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'88 DEC 27 P1:49

SUZANNE BEAUDREAU
RECORDER

\$ 7.00 PAID OK DEPUTY.

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