

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TIMOTHY M. KELTY, former spouse of the Grantee herein in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to KAREN KELTY, an unmarried woman

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:

RIDGE TAHOE Timeshare # 32-103-51-01 more completely described in "EXHIBIT A" attached hereto and made a part hereof.

THE PURPOSE OF THIS CONVEYANCE IS TO DIVEST THE GRANTOR OF ALL OF HIS RIGHT, TITLE AND INTEREST, COMMUNITY OR OTHERWISE IN THE HEREIN PROPERTY AND TO VEST TITLE IN THE GRANTEE AS HER SOLE AND SEPARATE PROPERTY.

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY FOR AS TO ITS AFFECT, 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 _____ hand this 21st day of July, 1989.

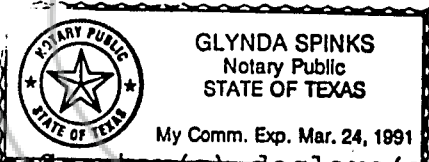
STATE OF Texas)
) ss.
COUNTY OF Hopkins)

Timothy M. Kelty
Timothy M. Kelty

On July 21, 1989 personally appeared before me, a Notary Public, Timothy M. Kelty

_____ who acknowledged that he executed the above instrument.

Glynda Spinks
Notary Public



WHEN RECORDED MAIL TO:
Karen Kelty
1324 Azalea Lane
Sulphur Springs Texas 75482

The Grantor(s) declare(s):
Documentary transfer tax is \$ Exempt #7
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
RIDGE TAHOE PROPERTY OWNERS ASSOC.
P. O. BOX 4222
Stateline, NV 89449

Jeffrey L. Hartman
Attorney at Law
441 West Plumb Lane
Reno, NV 89509

207738

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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. 103 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Develoments 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, -and-
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of 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 WINTER "use season", as said quoted terms are defined in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

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

A Portion of APN 42-150-11

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

'89 JUL 31 P1:39

SUZANNE BENOIST
RECORDER
\$6⁰⁰ PAID K12 DEPUTY 207738
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