

# Grant, Bargain, Sale Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$.....3.30.....

(X) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: ( ) City of....., and

( ) Realty not sold.

THIS INDENTURE WITNESSETH: That TAHOE VILLAGE CONDOMINIUM 64 and TAHOE VILLAGE CONDOMINIUM 67, aka TAHOE VILLAGE CONDOMINIUM TIMESHARE OWNERS ASSOCIATION, as their interest may appear

in consideration of \$ 10.00-----, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

Convey to EDWARD D. LUZZI AND THERESE R. LUZZI, HUSBAND AND WIFE AS JOINT TENANTS, AS THEIR INTEREST MAY APPEAR

all that real property situate in the \_\_\_\_\_ County of Douglas  
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand on this 20<sup>th</sup> day of March, 1990  
TAHOE VILLAGE CONDOMINIUM 64 and TAHOE VILLAGE CONDOMINIUM 67, aka TAHOE VILLAGE CONDOMINIUM TIMESHARE OWNERS ASSOCIATION

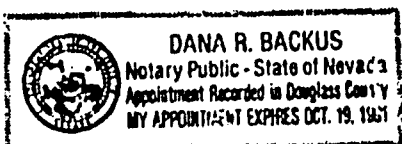
STATE OF NEVADA }  
COUNTY OF DOUGLAS } SS.

On MARCH 20TH 1990  
personally appeared before me, a Notary Public, SANDRA A. MILLER

who acknowledged that S he executed the above instrument.

Signature Dana R. Backus  
(Notary Public)

(Notarial Seal)



WHEN RECORDED MAIL TO: Edward D. Luzzi and Therese R. Luzzi  
323 Shad St., Foster City, CA 94404

226098

Situate in the County of Douglas, State of Nevada, described as follows:

PARCEL A: An undivided 1/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

Parcel 1 - Unit D of Lot 64 as shown on the map entitled "Tahoe Village Condominium 64", being all of Lot 64, located in "Tahoe Village Subdivision, Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

Parcel 2 - TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 64 as shown on the map entitled "Tahoe Village Condominium 64", being all of Lot 64, located in "Tahoe Village Subdivision Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 260, as File No. 76343.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANITOR, its successors and assigns [including all other "Owners" as defined in that certain Declaration of Covenants, Conditions and Restrictions for Time Sharing Ownership Within Tahoe Village Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37103, in Book 979, Pages 2040 to 2073 of Official Records in the office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

PARCEL B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration containing

- (i) Two Bedrooms ( \_\_\_\_\_ )
- (i) Two Bedrooms with a Loft ( XX )

during the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within

USE GROUP IIA hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s), Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing Interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

RESERVING UNTO GRANITOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for Sales, Administration Purposes and Development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

226098

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*ph/kf*

COPY

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'90 MAY 16 P12:57

SUZANNE BEAUDREAU  
RECORDER 226098  
\$ <sup>7.00</sup> PAID 1.12 DEPUTY  
BOOK 590 PAGE 2412