

# Grant, Bargain, Sale Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$.....2,75.....

) 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 TIME SHARE OWNERS ASSOCIATION, a non-profit Nevada corporation

in consideration of \$ 10.00----- the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to BENTON W. McRAY AND SHIRLEY A. McRAY, 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 BY REFERENCE MADE A PART HEREOF

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, 19 90

TAHOE VILLAGE CONDOMINIUM TIME SHARE OWNERS ASSOCIATION, a non-profit Nevada corporation

STATE OF NEVADA }  
COUNTY OF DOUGLAS } SS.

Sandra A. Miller  
Sandra A. Miller

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

who acknowledged that he executed the above instrument.

Signature Dana R. Backus  
(Notary Public)

(Notarial Seal)



WHEN RECORDED MAIL TO:  
Benton W. McRay and Shirley A. McRay  
1825 Kirkmont Drive, San Jose, CA 95124

EXHIBIT "A"

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 C of Lot 67 as shown on the Map entitled "Tahoe Village Condominium 67", being all of Lot 67, 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 262, as File No. 76345.

Parcel 2 TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 67 as shown on the Map entitled "Tahoe Village Condominium 67", being all of Lot 67, 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 262, as File No. 76345.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, 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 Holiday Week Use Period No. I Washington's Birthday Week of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within

USE GROUP I hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s). Said Holiday Week Use Period shall comprise the particular Holiday numbered above and the Week in which the Holiday falls. Grantee(s) use of the Holiday Week Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

EXCEPTING FROM PARCEL B and RESERVING UNTO GRANTOR, its successors and assigns, all other Use Periods not granted to Grantee(s).

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).

COPY

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

90 MAY 16 P1:02

SUZANNE BEAUDREAU  
RECORDER 226101  
\$7<sup>00</sup> PAID *K. J.* DEPUTY  
BOOK 590 PAGE 2421