

R.P.TT., § 8

**THE RIDGE TAHOE
GRANT, BARGAIN & SALE DEED**

THIS INDENTURE, made this 20TH day of December, 1993 between STEVEN C. PAVKA and PATRICIA HELENE PAVKA, husband and wife, Grantors and THE PAVKA FAMILY TRUST, Originally dated December 20, 1993, Grantee.

WITNESSETH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantors by Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessmentnts, easements, oil an mineral reservations and leases if any, rights, rights of way, agreements and Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions Recorded Februray 14, 1984 as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas county, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and its assigns forever.

IN WITNESS WHEREOF, the Grantors have executed their conveyance the day and year first hereinabove written.

Steven Clyde Pavka
STEVEN CLYDE PAVKA

Patricia Helene Pavka
PATRICIA HELENE PAVKA

State of California)
) ss
County of San Diego)

Before me, CHARLOTTE MITCHELL, a Notary Public in and for said County and State personally appeared the above named STEVEN CLYDE PAVKA and PATRICIA HELENE PAVKA, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at National City, California, this 20, day of December, A.D. 1993



Charlotte Mitchell
Notary Public,

SPACE BELOW FOR RECORDER'S USE ONLY

WHEN RECORDED MAIL TO:

NAME: Mr. and Mrs. Steven Pavka
ADDRESS: 630 Arthur Street
 Chula Vista, CA 91910

MAIL TAX STATEMENTS TO

Mr. and Mrs Steven Pavka
630 Arthur Street
Chula Vista, CA 91910

335780

BK 0494PG4163

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 161 as shown and defined on said Condominium Plan.

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 the modifications 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 and such recreational areas as may become a part of said timeshare project, 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 Developments 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 a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the Purposes provided for 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, during ONE use weeks within the Prime SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Portion of Parcel No. 42-286-03

REQUESTED BY
Donald Freeman
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

94 APR 22 AM 1:25

335780

BK 04 94 PG 4 164

STANNE BLANDFORD
RECORDER
\$800
FALL K2 DEPUTY