

✓ After recording, return to: Robert L. Rice, P.C., 9700 Hwy 105W, #100, Montgomery, TX 77356

STATE OF NEVADA

COUNTY OF DOUGLAS

R.P.T.T. \$ #3

**TAHOE VILLAGE  
GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE, made this 18 day of February, 19 96, by and between **RONNIE CLINE and wife, ROSALBA CLINE**, as Grantor whose address is 987 Santa Lucia Drive, Pleasant Hill, CA 94523-2359, and, **CONDO EXPRESS, INC.**, as Grantee, whose address is 10 Beachwalk Boulevard, Suite 300, Montgomery, TX 77356-9980.

**WITNESSETH:**

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, release, transfer, sell, convey, confirm, and alien, unto the Grantee and Grantee's successors and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described, to-wit:

See Exhibit "A-1" and Exhibit "A-2" attached hereto for property description.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first hereinabove written.

GRANTOR:

Ronnie Cline  
\_\_\_\_\_  
RONNIE CLINE

Rosalba Cline  
\_\_\_\_\_  
ROSALBA CLINE

WITNESS:

Herman Escobar  
\_\_\_\_\_  
Print Name: HERMANN ESCOBAR

Victoria Escobar  
\_\_\_\_\_  
Print Name: VICTORIA ESCOBAR

STATE OF California }  
COUNTY OF Contra Costa }

BEFORE ME Barbara J. Gardner, a Notary Public in and for said county and state, on this day personally appeared RONNIE CLINE and wife, ROSALBA CLINE, known to me to be the person(s) whose name(s) ~~is~~/are subscribed to the foregoing instrument and acknowledged to me that ~~he~~/she/they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of February, 19 96.

\*\*\*\*\*  
Z BARBARA J. GARDNER Z  
S COMM. #990818 S  
P NOTARY PUBLIC - CALIFORNIA P  
I CONTRA COSTA COUNTY I  
My Comm. Expires May 14, 1997 \*  
\*\*\*\*\*

Barbara J. Gardner  
\_\_\_\_\_  
NOTARY PUBLIC  
Print Name: BARBARA J. GARDNER  
Commission Expires: May 14, 1997

ACCEPTANCE:

382875

BK0396PG1172

CONDO EXPRESS, INC.

by: Robert E. Tatom  
Print Name: Robert E. Tatom  
Title: Treasurer

WITNESS:

[Signature]  
Print Name: Gary Redman

WITNESS:

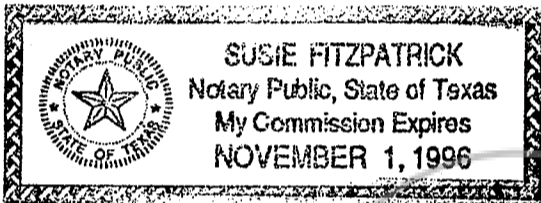
[Signature]  
Print Name: Lisa Williams

STATE OF Texas }

COUNTY OF Montgomery }

BEFORE ME, Susie Fitzpatrick a Notary Public in and for said County and State, on this day personally appeared Robert E. Tatom as Treasurer of CONDO EXPRESS, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of February, 1996.



[Signature]  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Prepared by:  
Robert L. Rice,  
9700 Highway 105 West, #100,  
Montgomery, Texas 77356

Recording Information:

382875

BK0396PG1173

timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

- (a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50 Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (b) Unit No. 009 as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes and on and through the Common Areas as set forth on said Seventh Amended Map of Tahoe Village, Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada and as further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985 Book 385, at Page 160, of Official Records of Douglas County, Nevada as Document No. 114254.

Parcel 3: the exclusive right to use said unit and the non-exclusive right to use the real property referred to in paragraph (a) of Parcel 1 and Parcel 2 above during one "use week" within the "Swing use season" and quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 1, 1984, in Book 1284, Page 199J, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 11, 1985. In Book 385, Page 961, Official Records, as Document No. 114679. The above described exclusive and non-exclusive rights are applied to any available unit in the project during said "use week" in said above mentioned use season.

A.P.N. 40-300-09

**PARCEL ONE:**

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 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 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Records.
- (b) Unit No. 123 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 use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

**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, M.D.M.,
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, 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 Spring/Fall "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

REQUESTED BY  
*Robert L Rice*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 MAR -8 P3:13

LINDA SLATER  
RECORDER

*3/10/96*  
PAID *K2* DEPUTY

382875

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