

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

STATE OF NEVADA

COUNTY OF DOUGLAS

TAHOE VILLAGE
GRANT, BARGAIN, AND SALE DEED

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

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

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" 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:

CONDO EXPRESS, INC.

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

WITNESS:

Gary Redman
Print Name: Gary Redman

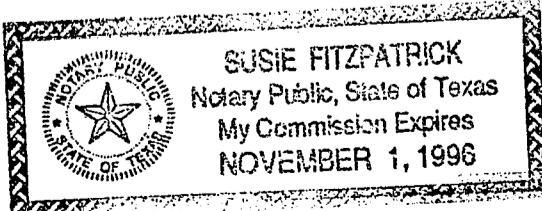
WITNESS:

Lisa Williams
Print Name: Lisa Williams

STATE OF Texas
COUNTY OF Contra California

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, 19 96.



Susie Fitzpatrick
NOTARY PUBLIC
Print Name: _____
Commission Expires: _____

382876

ACCEPTANCE:

Ronnie Cline.

RONNIE CLINE

Rosalba Cline.
ROSALBA CLINE

WITNESS:

[Signature]

Print Name: HERMANN ESCOBAR

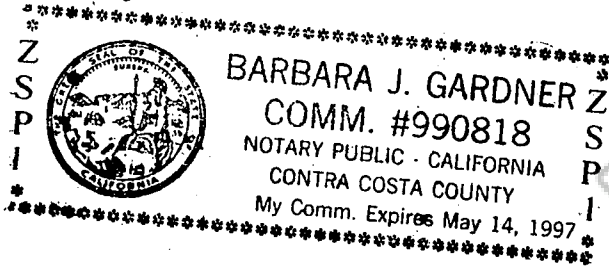
[Signature]

Print Name: VICTORIA ESCOBAR

STATE OF California }
COUNTY OF Contra Costa }

BEFORE ME, [Signature], 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) ~~s~~/are subscribed to the foregoing instrument and acknowledged to me that ~~he/she~~/they executed the same for the purposes and consideration therein expressed.

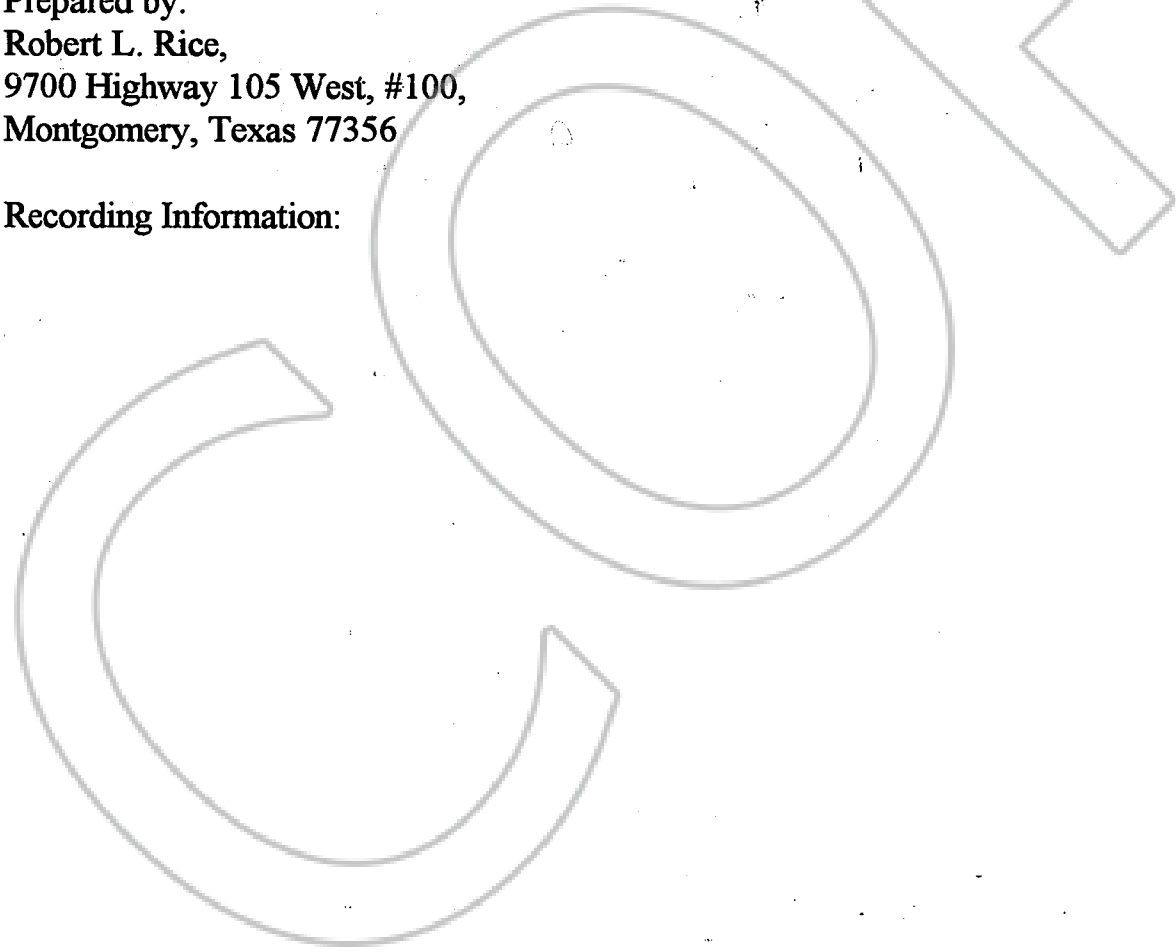
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of February, 1996.



[Signature]
NOTARY PUBLIC
Print Name: BARBARA J. GARDNER
Commission Expires MAY 14, 1997

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

Recording Information:



382876

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EXHIBIT "A".
LEGAL DESCRIPTION

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.

APN 42-150-13

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

'96 MAR -8 P3:17

LINDA SLATER
RECORDER
9:00
PAID ka DEPUTY

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