

Order No. \_\_\_\_\_

Escrow No. \_\_\_\_\_

WHEN RECORDED, MAIL TO:

✓ Travis Roberts  
45 Rosetta Stone Court  
Sparks, NV 89436

AP.T.T. \$ 520

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Craig J. Lewis and Gail M. Lewis, Husband and Wife as Joint Tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Travis B. Roberts and Carolyn J. Roberts, Husband and Wife as Joint Tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

See Attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

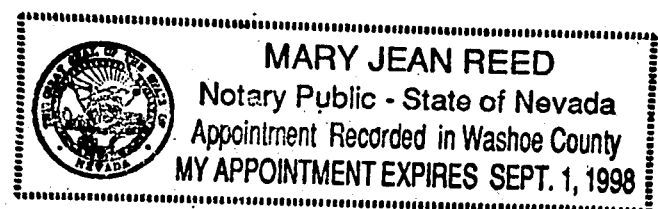
Dated 2-2-96

Craig J. Lewis  
Craig J. Lewis

Gail M. Lewis  
Gail M. Lewis

STATE OF NEVADA )  
County of Washoe ) : ss.

On February 5, 1996 personally appeared before me, a Notary Public, Gail M. Lewis & Craig J. Lewis



who acknowledged that They executed the above instrument.

Mary Jean Reed  
Notary Public

383545  
BK0396PG2849

EXHIBIT 'A'

**PARCEL 1** A Sierra Share consisting of an undivided 1/51st interest in and to that certain condominium estate described as follows:

a. Condominium Unit No. A3 as shown on Condominium Plan filed December 27, 1983 in Book 1283 of Maps, at Page 3079, Map No. 93408, in the Office of Douglas County Recorder.

b. An undivided 1/51 interest in and to Lot 4 as per Map filed December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, Official Records of Douglas County, EXCEPTING THEREFROM the non-exclusive easements appurtenant to all Units for ingress and egress, including but not limited to, parking, recreation, repair and maintenance, as more particularly described in Sections 1 through 7, inclusive, of Article X of Declaration of Restrictions [Tahoe Sierra Resort Condominiums], recorded December 29, 1983 as Document No. 93660, being the Master Declaration, and paragraphs 2.5, 2.6, 2.7 and 2.12 of Declaration of Restrictions for Sierra Share Ownership [Tahoe Sierra Resort], recorded December 29, 1983 as Document No. 93661, all in Official Records of Douglas County.

EXCEPTING from said Parcel 1 and RESERVING unto the Grantor, and its successors and assigns, including all Owners, the exclusive right to use and occupy said Parcel 1 during all Use Period and Service Periods, as defined in said Sierra Share Declaration.

**PARCEL 2** An exclusive right and easement to use and occupy an Assigned Unit and all easements appurtenant thereto, as set forth in Articles II and X, Sections 1 and 3 of said Master Declaration, and paragraph 2.7 of said Sierra Share Declaration during a Use Period in the Winter/Summer Season, together with a non-exclusive right to use the Common Area during such Use Period, as defined in the Sierra Share Declaration, provided that such Use Period is reserved in accordance with the provisions of the said Sierra Share Declaration.

**PARCEL 3** A non-exclusive easement for ingress and egress, use and enjoyment of the following described real property during any Use Period reserved in accordance with the provisions of said Sierra Share Declaration:

All that certain real property situate in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian, in the County of Douglas, State of Nevada, being a portion of Tahoe Village Unit No. 3 as shown on the Fourth Amended Map thereof, recorded in Book 980 Page 2232 as Document No's 49050 and 49215, Official Records of Douglas County, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of said Tahoe Village Unit No. 3 and running North 76° 17' 09" East along the Southerly line of said Lot 4 and the Easterly prolongation thereof, 85.35 feet; thence leaving said line and prolongation, South 07° 59' 43" East 83.17 feet; thence South 82° 00' 17" West 84.93 feet; thence North 07° 59' 42" West 74.67 feet to the point of beginning.

THIS CONVEYANCE IS MADE AND ACCEPTED AND THE SIERRA SHARE IS GRANTED subject to non-delinquent real property taxes and assessments for all prior and current years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, easements, rights, and rights of way, including but not limited to those contained and referred to in paragraph 2.12 of the Sierra Share Declaration, and other matters of record, including without limitation, the Master Declaration and the Sierra Share declaration, all of which are hereby incorporated by reference into the body of this instrument as though the same were fully set forth.

**PARCEL 4** [The following affects and is appurtenant only to Lot 2 if the same be shown in paragraph b. of Parcel 1 hereof.] An easement for encroachment together with the right of ingress and egress for maintenance purposes, created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.

A Portion of APN: 42-230-19

REQUESTED BY  
Travis Roberts  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 MAR 19 10:42

LINDA SLATER  
RECORDER  
\$5.00 PAID KJ DEPUTY

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BK 0396 PG 2850