

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ALLAN L. SNAPE** and **JANET SNAPE**, Husband and Wife as Joint Tenants with rights of survivorship, hereinafter collectively referred to as GRANTOR, do hereby Grant, Bargain, Sell and Convey, without consideration, to **ALLAN SNAPE** and **JANET SNAPE**, Trustees, and their Successors, under **The Snape Family Trust U/D/T 8-27-96**, as community property, and to the assigns of such GRANTEE forever, all of their right, title and interest in and to that real property situated in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness our hands this 27 day of August, 1996.

STATE OF NEVADA)
 : SS.
County of Washoe)

ALLAN L. SNAPE
ALLAN L. SNAPE

This instrument was acknowledged before me on the 27 day of August, 1996, by **ALLAN L. SNAPE** and **JANET SNAPE**.

JANET SNAPE
JANET SNAPE

Gina Hatheway
Notary Public

WHEN RECORDED MAIL TO:
✓ SHEERIN, WALSH & KEELE
1692 COUNTY ROAD
MINDEN, NEVADA 89423



The grantor(s) declare(s):
Documentary transfer tax is \$ 48
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:
ALLAN AND JANET SNAPE
115 GREENRIDGE DRIVE
RENO, NEVADA 89509

395778
BK0996PG0384

DESCRIPTION Parcel 1 A Sierra Share consisting of an undivided 1/51st interest in and to the certain condominium estate described as follows:

a. Condominium Unit No **A2** as shown on the Condominium Plan filed December 27, 1983 in Book 1283 of Maps, at Page 3079, Map No. 93408, in the Office of the County Recorder of said County.

b. An undivided **1/51** interest in and to Lot **4**, as per Map recorded December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, records of said 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 19, 1983, as Document No. 93660 [The Master Declaration], and paragraphs 2.5, 2.6, 2.7 and 2.12 of the 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 Article 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 said 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 the said Sierra Share Declaration:

All of 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 said County, 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.

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, as created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.

SUBJECT TO 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 said 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 herein.

Assessor's Parcel Number: 42-230-18

REQUESTED BY
Sheerin Walske & Keeler
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA.

'96 SEP -5 A10:13

LINDA SLATER
RECORDER

\$ *8.00* PAID *ke* DEPUTY

395778

BK0996PG0385

EXHIBIT A