

### GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That **WILLIAM J. EBERHART and JO ANNE EBERHART, husband and wife**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **WILLIAM J. EBERHART and JO ANNE EBERHART as Co-Trustee's of THE EBERHART FAMILY TRUST u/t/d February 22, 1995**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **Douglas** State of Nevada, bounded and described as follows:  
**The Ridge Tahoe, The Cascades Building, Every Year Use, Week #42-295-44-01, Stateline, NV 89449**

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

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.

DATE: **November 15, 1996**

*William J. Eberhart*  
**William J. Eberhart**  
*Jo Anne Eberhart*  
**Jo Anne Eberhart**

STATE OF ~~NEVADA~~ Colorado }  
  } ss.  
COUNTY OF Alamosa }

On November 15, 1996, personally appeared before me, a Notary Public, William J. Eberhart and Jo Anne Eberhart personally known or proved to me to be the person(s) whose name(s) is/are subscribed to the above instrument and who acknowledged that she/he/they executed the instrument. WITNESS my hand and official seal.



(This area above for official notarial seal)

Signature *Shawanna A. Cooper*  
Notary Public

My commission expires 2/26/2000

RECORDING REQUESTED BY:

**STEWART TITLE COMPANY**

WHEN RECORDED MAIL TO:  
**Mr. & Mrs. Eberhart**  
804 Douglas  
Alamosa, CO 81101

MAIL TAX STATEMENTS TO:  
**Ridge Tahoe P.O.A.**  
P.O. Box 5790  
Stateline, NV 89449

**401745**

**BK 1196 PG 4460**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document No. 333905, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 295 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;  
 thence S. 14°00'00" W., along said Northerly line, 14.19 feet;  
 thence N. 52°20'29" W., 30.59 feet;  
 thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

REQUESTED BY  
**Stewart Title of Douglas County**  
 IN OFFICIAL RECORDS OF  
 DOUGLAS CO., NEVADA

'96 NOV 26 A9:51

401745

BK 1196 PG 4461

LINDA SLATER  
 RECORDER  
 \$ 8.00 PAID K2 DEPUTY