

GRANT, BARGAIN, SALE DEED

RPTT

\$ # 8

THIS INDENTURE WITNESSETH: That STEVEN L. WHEELER and MARIE CLAIRE WHEELER in consideration of \$ NONE, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to STEVEN L. WHEELER and MARIE CLAIRE WHEELER, Trustees, or their successors in trust, under the WHEELER LIVING TRUST dated January 16, 1997, all of their interest in that certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

TOGETHER with the tenaments, hereditaments and appurtenances thereunto belonging or appurtenant and the reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO: any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions, and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

Witness STEVEN L. WHEELER and MARIE CLAIRE WHEELERS' hands this 16th day of January, 1997.

Steven L. Wheeler
STEVEN L. WHEELER

Marie Claire Wheeler
MARIE CLAIRE WHEELER

STATE OF OREGON)
) ss.
County of Marion)

ESCROW NO.)
ORDER NO.) _____

On January 16, 1997 personally appeared before me, a Notary Public, STEVEN L. WHEELER and MARIE CLAIRE WHEELER known (or proved) to me to be the persons who executed the foregoing instrument and who acknowledged that they executed the above instrument

WHEN RECORDED MAIL TO:
✓ Steve and Claire Wheeler
1415 N. Evergreen
Stayton, OR 97383

WITNESS my hand and official seal.
Laura D. Hebert
Notary Public in and for Said County and State



A TIMESHARE ESTATE COMPRISED OF:**PARCEL ONE:**

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

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 018 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed 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, - and -
- (B) An easement, for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

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COPY

REQUESTED BY
Scafield Griggs et al
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 MAR 10 AM 11:39

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GRANT, BARGAIN, SALE DEED (THE RIDGE TIMESHARE, NEVADA)
A:7559-6.DED (1/14/97) (rjs:ldh)

LINDA SLATER
RECORDER
\$ *9.00* PAID *LS* DEPUTY 3

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