

✓ Dyer Lawrence County  
2805 N Mountain St  
CC NV 89703

1 A.P.N. 42-19023 A PORTION OF

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DEED

R.P.T.T. \$ # 11

This Deed made the 14 day of February 1997, pursuant to an Order for Distribution of Estate Without Administration (the "Order") entered by the District Court of the First Judicial District Court of the State of Nevada in and for the County of Carson City on December 16, 1996. The Order, a copy of which has been recorded contemporaneously with this Deed, authorizes Robert M. Jensen to prepare and sign a deed transferring the property from the Decedent, Ronald Martin Jensen, to Robert M. Jensen as his sole and separate property. The Order further directs the recorder to record said deed conveying the property from the Decedent to Robert M. Jensen. Pursuant to the Order, Robert M. Jensen hereby conveys real property of the estate of Ronald Martin Jensen, Deceased, the Grantor, to Robert M. Jensen, residing at 340 Leroy Court, Pinole, California 94564, the Grantee.

WHEREAS, Robert M. Jensen, by the Order of the Court has been determined to be the heir of Ronald Martin Jensen;

WHEREAS, Ronald Martin Jensen died on July 5, 1995;

WHEREAS, Ronald Martin Jensen owned an interest in the real property described below;

WHEREAS, an Order for Distribution of Estate without Administration was entered on December 16, 1996, by the First Judicial District Court of the State of Nevada, in and for Carson City, Case No. 96-01878P.

WITNESSETH:

Pursuant to the Order of the Court, Robert M. Jensen does hereby convey real property of the estate of Ronald Martin Jensen unto Robert M. Jensen, the Grantee, as his sole and separate property, the interest in the property situated in the County of Douglas, State of Nevada, described as follows:

\*\*\*  
\*\*\*

0408105  
BK0397PG1321

1 A Time Share Condominium

2 Legal Description:

3 See Attached.


4 Commonly know as:

5 The Ridge at Tahoe  
6 Unit No 113  
7 Naegle Boulevard  
8 Stateline, Nevada

9 A.P.N. 42-19023 A PORTION OF

10 Further, Robert M. Jensen, the Grantee, shall hold all rights and interests in said property,  
11 together with the appurtenances thereon, as his sole and separate property.

12 IN WITNESS WHEREOF, Robert M. Jensen, the Court authorized Grantor has executed  
13 this conveyance the day and year first above written.

14   
15 \_\_\_\_\_  
16 ROBERT M. JENSEN  
17 for the Estate of Ronald  
18 Martin Jensen/Grantor

19 STATE OF CALIFORNIA }  
20 } SS.  
21 COUNTY OF CONTRA COSTA }

22 On this \_\_\_\_\_ day of \_\_\_\_\_ 1997, before me, a Notary Public, personally  
23 appeared Robert M. Jensen, who acknowledged that he executed the above Deed.

24 \_\_\_\_\_  
25 NOTARY PUBLIC

26 *CALIF. ACK. ATTACHED*

27 0408105

BK0397PG1322

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

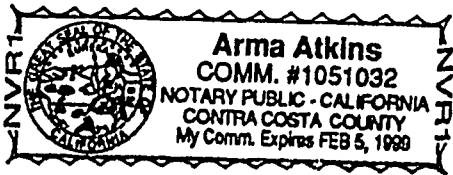
State of CALIFORNIA

County of CONTRA COSTA

On February 14, 1997 before me, Arma Atkins  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert M. Jensen  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Deed For Distribution of Estate without Administration

Document Date: 2-14-97 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Robert M. Jensen

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**

**A Timeshare Estate comprised of:**

**Parcel One:**

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 32 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 i01 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 113 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

**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 modification 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., - and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 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.

NOTE: For use with First Phase Deeds and Deeds of Trust on Lot 32.

SPACE BELOW FOR RECORDER'S USE

REQUESTED BY  
**STEWART TITLE OF NORTHERN NEVADA**

OFFICIAL RECORDS  
DOUGLAS COUNTY, NEVADA

7 500 pd.

1982 JUN 24 PH 1:01

SUZANNE B. ALBRECHT  
RECORDER

*Carl J. [Signature]*  
*Rep*

**082058**

BOOK 683 PAGE 2109

0408105

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REQUESTED BY  
Dyer, Lawrence & Cooney  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 MAR 10 P2:51

0408105

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LINDA SLATER  
RECORDER  
\$ 11.00 PAID KD DEPUTY