# ESCROW NO. \_

# GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That GWYN J. KITCHEL, a widow

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to GWYN J. KITCHEL, a widow and JANE E. HOWARD, a married woman as her sole and separate property together as joint tenants with right of survivorship, and not as Tenants in Common

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, Plaza Building, Prime Season, Week #37-056-07-01, Stateline, NV 89449

See Exhibits 'A' and 'B' attached hereto and by this reference made a part hereof. Exhibit 'B' is attached to more accurately describe the Timeshare Condominium Estate being conveyed.

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: July 03, 1997

BRYAN HOWARD, husband of JANE E. HOWARD herein joins in the execution of this conveyance for the purpose of releasing any interest, Community Property or otherwise, which he may have or be presumed to have in the above described property.

6 11 0

Bryan Howard

STATE OF NEVADA Ss. COUNTY OF DOUGLAS

This instrument was acknowledged before me on JULY 5 1997 by, Gwyn J. Kitchel and Bryan Howard

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

(This area above for official notarial seal)

Signature

Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:
Gwyn J. Kitchel

1300 Bettinger Mtn. Rd. Union Grove, AL 35175

PHILLIP McCANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County

No: 97-1664-5 - Expires January 2, 2001

MAIL TAX STATEMENTS TO:

Ridge Tahoe P.O.A. P.O. Box 5790

Stateline, NV 89449

0417853 RK 0797PG4095

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

## RIDGE TAHOE PROPERTY OWNERS ASSOCIATION

# APPROVAL TO TRANSFER TITLE

The following transfer of title on interval # 3705607A has been approved by the Ridge Tahoe Property Owners Association, in accordance with the Covenants, Conditions, and Restrictions of the Property Owners' Association, Article II, paragraph 2.9.

Title Now: Gwyn J. Kitchel, a widow

Requested transfer to:

Gwyn J. Kitchel, a widow and Jane E. Howard, a married woman as her sole and separate property together as joint tenants with right of survivorship and not as tenants in common

Approved by:
Burkar
R. W. Dunbar Date
Treasurer, RTPOA
STATE OF NEVADA
) SS
COUNTY OF DOUGLAS )
On this 14 day of Juy, 1917, before me, a notary public in and for
said county and state, personally appeared R.W. Dunbar, who is the Treasurer of The
Ridge Tahoe Property Owners' Association, a Nevada Corporation, personally known
to me to be the person who executed the above instrument on behalf of the said
corporation, and acknowledged to me that he executed the same for the purposes
therein stated.
therein Stated.

NOTARY PUBLIC

DEBBIE L. LINDSTROM

Notary Public - State of Nevada

Appointment Recorded in Douglas County
No: 96-2064-5 - EXPIRES APRIL 5, 2000

NEWTRANS.APR

0417853 RK 0797PG4096 A TIMESHARE ESTATE COMPRISED OF:

### PARCEL

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

- An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 (Inclusive) as shown and defined on that certain Plan Recorded as Document No. 182057, Official Douglas County, Nevada. 141 through 204 Condominium Records
  - Unit No. 056 as shown and defined on said Condominium (B) 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. 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 and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded Feburary 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

#### PARCEL FOUR:

- A non-exclusive easement for roadway and public utility purposes (A) 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, - and -
- An easement for ingress, egress and public utitlty 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 (B) County, State of Nevada.

#### PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 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 weeks within the <a href="Prime">Prime</a> SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Portion of Parcel No. 42-28 3-02

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

0417853

tenants in common in and to that An undivided 1/51st interest as certain real property and improvements as follows: (A) An undivided interest in and to Lot 37 as shown on Tahoe Village Unit 1/106th Amended Map, recorded December 31, 1991, as Document No-erecorded as Document No. 269053, Official Records of ounty, State of Nevada, excepting therefrom Units 039 30 (inclusive) and Units 141 through 204 (inclusive) as that certain Condominium Plan Recorded July 14, 1988, as No. 3-13threrecorded as 268097, County, State Douglas through shown on that ment No. 182057; and (B) Unit No. 056 as shown and defined said Condominium Plan; togehter with those easements appurtenant eto and such easements described in the Fourth Amended and Document thereto Covenants, Conditions Share Time Declaration οſ Restated February 14, 1984, as recorded Restrictions for Ridge Tahoe The amended, and in the Declaration 096758,  $\mathbf{a}\mathbf{s}$ No. Document Ridge Tahoe Phase Five recorded August 18, 1988, Annexation of The described in amended, and as as Document No. 184461, as Easements Affecting the Ridge Tahoe recorded February Recitation of 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-283-02

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

0417853 BK0797PG4098

A State of

Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO . NEVADA

'97 JUL 24 A9:56

LINDA SLATER
RECORDER

\*/OSPAIDKO DEPUTY