

P.P.T. # 7.80

**THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE Made this 31 day of December, 1997, between

ANGELO PIRRONE, whose address is 771 92nd Avenue, Naples, FL³⁴ 108 of the County of Collier, State of Florida, as GRANTOR, and

JOE AZZOLINO, and RITA AZZOLINO, husband and wife, whose address is 178 Lisbon Street, San Francisco, CA of the County of State of California, as GRANTEE,

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained and sold to the said Grantee, its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and 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 of way, agreements, and the Fourth Amended and Resumed Declaration of Timeshare Covenants, Conditions, and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No: 96756, Book 284, pages 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever, and Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Robert Lucas
Witness ROBERT LUCAS

Angelo Pirrone
ANGELO PIRRONE

Elaine Lucas
Witness ELAINE LUCAS

**STATE OF FLORIDA
COUNTY OF COLLIER**

Before me personally appeared, ANGELO PIRRONE, to me well known and personally known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 31 day of December, 1997, at Naples, County and State aforesaid.

This Instrument Prepared By:
Elaine Lucas, Esquire.
3411 Tamiami Trail No. Ste. 204
Naples, Fl 34103

Elaine Lucas
Notary Public in and for the
County and State aforesaid.
My Commission expires:

0430765

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ELAINE LUCAS
MY COMMISSION # CC336888 EXPIRES
January 3, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/102nd interest in and to that certain condominium as follows:

- (A) 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, 1960 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 208 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 051 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, 1971, 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. 63881, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 173, 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 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 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 Harish Tahoe Developments in said re-recorded December 8, 1981, as Document No. 03026, being over a portion of Parcel 26-A (described in Document No. 0112, 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 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 ALTERNATE use week within the Odd numbered years of the Prime 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. 41-282-05

REQUESTED BY
Ange/o Pirrone
 IN OFFICIAL RECORDS OF
 DOUGLAS CO., NEVADA

98 JAN 20 AM 12:22

LINDA SLATER
 RECORDER
 PAID K DEPUTY

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