

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That William A. Cabiles and Verree K. Cabiles, husband and wife as joint tenants in consideration of \$8,700.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Randall D. Titus and Lisa L. Titus, husband and wife as joint tenants all that real property situate in the County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached hereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this 18 day of November, 1999.

X William A. Cabiles
William A. Cabiles

X Verree K. Cabiles
Verree K. Cabiles

STATE OF Washington)
) ss.
COUNTY OF King)

On November 18, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared William Cabiles and Verree Cabiles, personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that they/she/he executed the same.

SEAL

Ante DeBrau
Notary Public

WHEN RECORDED, MAIL TO:

✓ Randall D. Titus
Lisa L. Titus
1395 Sharp Court
Campbell, CA 95008

77418

MAIL TAX STATEMENTS TO:

The Ridge Tahoe
400 Ridge Club Drive
P.O. Box 5790
Stateline, NV 89449
Attn: Accounting Department

File Number TL200
Order Number _____
Recorder's Instrument Number _____

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PARCEL ONE

AN UNDIVIDED 1/51ST INTEREST IN AND TO THAT CERTAIN CONDOMINIUM AS FOLLOWS:

- (A) AN UNDIVIDED 1/106TH INTEREST AS TENANTS-IN-COMMON, IN AND TO LOT 37 AS SHOWN ON TAHOE VILLAGE UNIT NO.3-10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA. EXCEPT THEREFROM UNITS 039 THROUGH 080 (INCLUSIVE) AND UNITS 141 THROUGH 204 (INCLUSIVE) AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN RECORDED AS DOCUMENT NO. 182057, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.
- (B) UNIT NO 146 AS SHOWN AND DEFINED ON SAID LAST CONDOMINIUM PLAN.

PARCEL TWO

- (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.B. & M.; 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 THREE

A NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY KNOWN AS "COMMON AREA" AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY, NEVADA, WITHIN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST. M.D.B. & M. FOR ALL THOSE PURPOSES PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED JANUARY 11, 1973, AS DOCUMENT NO 63681, IN BOOK 973 PAGE 812 OF OFFICIAL RECORDS: (2) RECORDED JULY 2, 1976, AS DOCUMENT NO. 1472 IN BOOK 776 PAGE 87 OF OFFICIAL RECORDS; AND (3) RECORDED JULY 26, 1989, AS DOCUMENT NO. 207446, IN BOOK 789, PAGE 3011.

PARCEL FOUR

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, 30, 35, 39,

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40, AND 41 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY, NEVADA, WITHIN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST M.D.B. & M. 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 AND AS AMENDED FROM TIME TO TIME OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FIVE

THE EXCLUSIVE RIGHT TO USE ANY UNIT OF THE SAME UNIT TYPE AS DESCRIBED IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE FIVE RECORDED AUGUST 18, 1988, AS DOCUMENT NO. 184461 OF OFFICIAL RECORDS OF DOUGLAS THE 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 DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE FIVE.

THE ABOVE DESCRIBED EXCLUSIVE RIGHT MAY BE APPLIED TO ANY AVAILABLE UNIT OF THE SAME UNIT TYPE ON LOT 37 DURING SAID USE WEEK WITHIN SAID "USE SEASON".

A PORTION OF APN 42-285-04

REQUESTED BY
TSI TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 DEC -2 AM 9:17

LINDA SLATER
RECORDER

\$ 9.00 PAID Ks DEPUTY

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