

Record and Return to:
Catherine Gail Shaw and
Wayne O'Reilly
188 Brookbanks Drive
North York, Ontario M3A 2T5 Canada

Prepared by:
PRODOX, Inc.
(Without examination of title)
2024 58th Avenue
Vero Beach, FL 32966

R.P.T.T., \$ 2.60

**TAHOE SUMMIT VILLAGE
WARRANTY DEED**

THIS DEED, made this 17th day of May, 2000, by **RONALD G. SIMMONS** and **BONNIE M. SIMMONS**, Husband and Wife, hereinafter called the Grantor, to **CATHERINE GAIL SHAW** and **WAYNE FRANCIS O'REILLY**, Husband and Wife, as **Joint Tenants with Rights of Survivorship**, whose post office address is 188 Brookbanks Drive, North York, Ontario, M3A2T5, Canada, hereinafter called the Grantees.

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt of which is acknowledged, does by these presents. grant, bargain and sell unto the Grantees and Grantees' heirs, executors, administrators, and assigns forever all that certain property located and situated 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 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, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions for Tahoe Summit Village Recorded October 24, 1983 at Book 1083, Page 3380, as Document No. 089976, and the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions Recorded November 10, 1983 at Book 1183, Page 1211, as Document 090832, Official Records of Douglas County, Nevada, and which Declaration and Amendment 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 said Grantees and their assigns forever.

INTENDING TO DESCRIBE AND CONVEY the same premises conveyed by Grant, Bargain and Sale Deed from Alex E. Burstein to Ronald G. Simmons and Bonnie M. Simmons dated November 19, 1990 and recorded November 26, 1990 in Book 1190, Page 3491, as Document No. 239573.

AND the Grantors hereby covenants with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Craig A. Hackney
Witness Signature as to 1st Grantor
Craig A. Hackney
Printed Name of Witness
Bonnie M. Simmons
Witness Signature as to 1st Grantor
Paulette M. Hackney
Printed Name of Witness
Craig A. Hackney
Witness Signature as to Co-Grantor
Craig A. Hackney
Printed Name of Witness
Bonnie M. Simmons
Witness Signature as to Co-Grantor
Paulette M. Hackney
Printed Name of Witness

Ronald G. Simmons
RONALD G. SIMMONS, Grantor
15655 Lakeview Ave., SE
Monroe, WA 98272

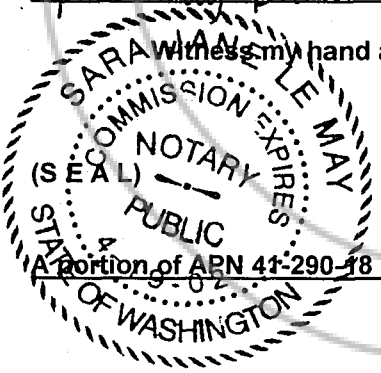
Bonnie M. Simmons
BONNIE M. SIMMONS, Grantor
15655 Lakeview Ave., SW
Monroe, WA 98272

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **RONALD G. SIMMONS** and **BONNIE M. SIMMONS**, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. Said persons provided the following type of photo identification: personally known to me and personally known to me, respectively.

Witness my hand and official seal in the County and State last aforesaid this 17 day of May, 2000.

Sara Jane LeMay
Notary Public Signature
Sara Jane LeMay
Printed Name of Notary Public



Space Below for Recorder's Use Only

2218240 0493159
781034008008 BK0600P60136

**DESCRIPTION SHEET
(Exhibit "A")**

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

A Time Share interest comprised of the following:

PARCEL ONE:

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

- (a) Condominium Unit No. **18**, Building **B**, as set forth in the in the condominium map of Lot **33**, Tahoe Village Unit No. **2**, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during **ONE (1)** "Use Period" within the **WINTER** "Season" as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as re-recorded May 24, 1983 as Document No. 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976 and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions, and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada.
- (b) An undivided 1/11th interest in and to the common area designated, depicted and described in the condominium map of Lot **33**, Building **B**, Tahoe Village Unit No. **2**, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL TWO:

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2664 as Document 155368, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the official map of Tahoe Village Unit No. **2**, recorded on March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, Page 812, and July 2, 1976 as Document No. 01472 in Book 776, Page 87 of Official Records during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "Use Period" within said Season.

A portion of APN 41-290-18

Space Below for Recorder's Use Only

REQUESTED BY
Catherine Bail Shaw
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JUN -1 PM 1:22

LINDA SLATER
RECORDER

\$ 8.00 PAID *Bh* DEPUTY

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