

Prepared by and return to:  
Rice, Rice & Beck, P.C.  
PO Box 1350  
Montgomery, Texas 77356

STATE OF NEVADA  
COUNTY OF DOUGLAS

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made this 10 day of April, 2000, between DENISE R. MOUNT now known as DENISE MOUNT GROVES, a married woman, joined herein by her husband MARK R. GROVES, GRANTOR, whose mailing address is 6363 N. 3<sup>rd</sup> St., Fresno, CA 93710 AND RONNIE D. CLINE, a married man, GRANTEE, whose mailing address is 987 Santa Lucia, Pleasant Hill, CA 94523.

**WITNESSETH:**

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, 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 reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any reversion and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and the First Amended and Restrictions Declaration of Time Share Covenants, Conditions and Restrictions Recorded May 14, 986 at Book 586, page 1232, as under Document No. 134786. Official Records of Douglas County, Nevada, and which Declaration is incorporated hereby 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 their assigns forever.

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

Denise R. Groves  
Denise Mount Groves

AKA

Denise Mount Groves

Mark R. Groves  
Mark R. Groves

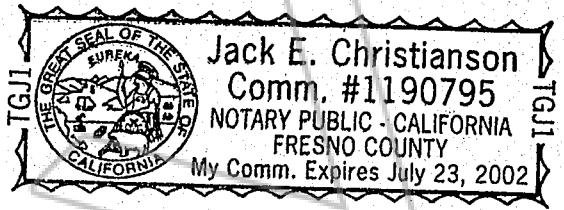
STATE OF CALIFORNIA }

COUNTY OF FRESNO }

On April 10, 2000 before me, JACK E. CHRISTIANSON, personally appeared Denise Mount Groves and Mark R. Groves, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/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 Jack E. Christianson



(This area for official notarial seal)

COPY

BUYER'S ACCEPTANCE:

Ronnie Cline  
Ronnie Cline

STATE OF California }

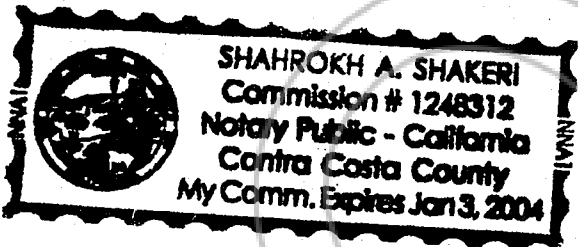
COUNTY OF Contra Costa }

On April 16, 2000 before me, Shahrokh A. Shakeri, personally appeared Ronnie Cline, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~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 *Ronnie Cline* 4/16/2000

(This area for official notarial seal)



**EXHIBIT "A"**

A timeshare estate comprised of:

**PARCEL 1:**

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

- (a) An undivided 1/6<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 20 of the Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.
- (b) Unit No. A2 as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purpose over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

**PARCEL 3:**

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "Use Week: within the PRIME "Use Season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC& R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "Use Week" in the above-referenced "Use Season" as more fully set forth in the CC&R's.

A Portion of APN 40-360-03

REQUESTED BY  
*Rice Rice + Beck*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 JUN -7 AM 10: 03

LINDA SLATER  
RECORDER

*\$10<sup>00</sup>* PAID *K2* DEPUTY

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