**RECORDING REQUESTED BY:** STEWART TITLE COMPANY WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:

Neil Taxy & Marlee Taxy 333 Market St., 27th Floor San Francisco, CA 94105

ESCROW NO. TS09003574/AH 7.15 **R.P.T.T.** \$ A.P.N. # A portion of 42-180-13 Full Value

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WILLIAM G. FRANZATTI and BETTY M. FRANZATTI, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

NEIL E. TAXY and MARLEE B. TAXY, husband and wife 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 State of Nevada, bounded and described as follows: County of Douglas The Ridge Tahoe, Naegle Building, Summer Season, Week #33-129-02-01, Stateline, NV 89449

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

September 01, 2000 DATE:

Franzatti

STATE OF Idaho COUNTY OF .

This instrument was acknowledged before me on September 14, 2,000 by William G. Franzatti and Betty M.

Franzatti

Signature\_

Musiding out: Coeur d'Alene, Id. my commission expires: 03-26-2002

0499611

### PARCEL ONE:

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

(a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Records.

(b) Unit No. 129 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, 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.

#### PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

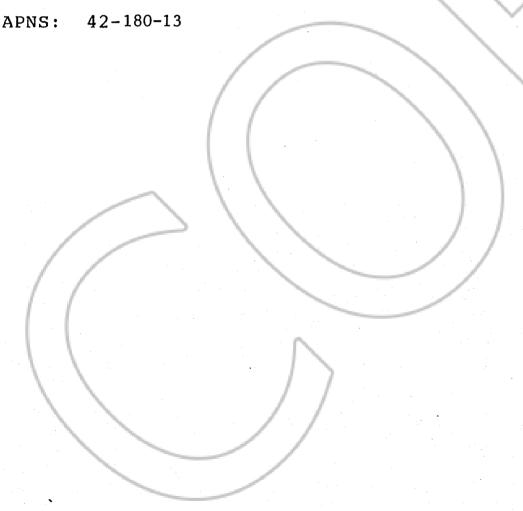
## PARCEL FOUR:

(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.M., (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada

#### PARCEL FIVE:

The exclusive right to use said UNIT 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 during ONE "use week" within the summer "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17. 1982, as Document No. 71000 of said Official Records. The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An Undivided interest in and to Lot 33 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053. Official Records of Douglas State of Nevada, excepting therefrom Units 121 to County, 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. defined on said Condominium Plan; together with those appurtenant easements thereto and such easements described in the Fourth Amended Declaration of Time Share Covenants, and Restated Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984. as Document 096758, No. as amended, and of Annexation of Declaration The Ridge Tahoe Phase III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, and as described Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject Declarations; with the exclusive right to use said interest in Lots 31, 32, or 33 only, for one week each year in the Summer "Season" defined in and in accordance with said Declarations.



REQUESTED BY

STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., HEYADA

2000 SEP 19 AM 10: 59

LINDA SLATER
RECORDER

\$ 9.00
PAID ON DEPUTY

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