

16. **APN:** A portion of 42-285-04

**RPTT:** \$0.00 Exempt 8(a)

**Exempt:** (8a) - A transfer of title to or from a trust, if the transfer is made without consideration, and is made to or from: The Trustor of the Trust.

**After Recording Return To:**  
Bruce Dalrymple & Beatrice Walker  
4037 Via Largavista  
Palos Verdes Estates, CA 90274

**Send Subsequent Tax Bills To:**  
Bruce Dalrymple & Beatrice Walker  
4037 Via Largavista  
Palos Verdes Estates, CA 90274

**Recording Requested By:**  
Jon R. Turner & Associates, LLC  
2700 E. Sunset Road, Suite #8  
Las Vegas, NV 89120  
Phone: 702-938-8900

**GRANT, BARGAIN, AND SALE DEED**

**TITLE OF DOCUMENT**

THIS INDENTURE WITNESSETH THAT,

**Bruce J. Dalrymple and Beatrice E. Walker, husband and wife as joint tenants with right of survivorship**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby GRANT, BARGAIN, SELL AND CONVEY to

**Bruce Joseph Dalrymple and Beatrice Elaine Walker, Trustees, or their Successor, under the Bruce Joseph Dalrymple and Beatrice Elaine Walker Family Trust dated January 10, 2002**

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in Grant, Bargain, Sale Deed, recorded on January 29, 1992, in Book 192, Page 3760, as Document No. 269825 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: The Ridge Tahoe, Stateline, Nevada 89449

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any

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

WITNESS my/our hands, this 30<sup>th</sup> day of APRIL, 2002

Bruce J. Dalrymple  
Bruce J. Dalrymple

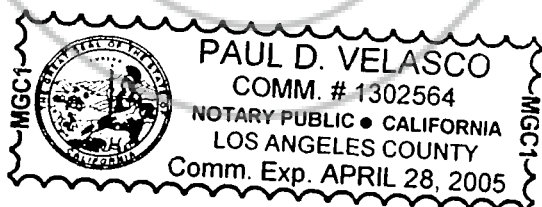
Beatrice E. Walker  
Beatrice E. Walker

STATE OF CALIFORNIA  
COUNTY OF ORANGE ss

This instrument was acknowledged before me, this 30<sup>th</sup> day of April, 2002, by **Bruce J. Dalrymple and Beatrice E. Walker.**

Paul D. Velasco

Notary Public  
My Commission Expires: 4-28-2005  
NOTARY STAMP/SEAL



✓   
**North American Deed Company**  
2700 East Sunset Road  
Suite 205  
Las Vegas, Nevada 89120

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A TIMESHARE ESTATE COMPRISED OF:

**PARCEL ONE**

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

(A) An undivided 1/106<sup>th</sup> interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> 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. 3-10<sup>th</sup> 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 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 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, 40, and 41 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> 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".

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COPY

REQUESTED BY  
*North American Deed*

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 JUN 10 AM 10: 17

LINDA SLATER  
RECORDER

\$ 16 PAID *Kj* DEPUTY

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