R.P.T.T. \$ 9.75

 TS09004278/AH

A.P.N. #A ptn of 1319-30-721-007

RECORDING REQUESTED BY:

STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

Charles Davis & Marilyn Davis 704 Spring Valley Rd. Colonial Heights, VA 23834

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That STEVE CANEPA and CLARA L. CANEPA, husband and wife

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

CHARLES E. DAVIS and MARILY DAVIS, 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 County of Douglas State of Nevada, bounded and described as follows:

The Ridge Tahoe, Naegle Building, Winter Season, Week #31-087-46-04, Stateline, NV 89449

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

DATE: July 25, 2002

Steve (inepa Steve Canepa

Clara L. Canepa

STATE OF <u>California</u> } ss.

This instrument was acknowledged before me on 7 (30 02) by, Steve Canepa and Clara L. Canepa

Signature

Notary Public

BRIDGET M. LUKE
Comm. # 1361999
NOTARY PUBLIC CALIFORNIA
Monterey County
My Comm. Expires July 3, 2006

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## A Timeshare Estate comprised of:

#### Parcel One:

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

(a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 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 81 to 100 Amended Map and as corrected by said Certificate of Amendment.

**EXHIBIT** "A

(b) Unit No. 087-46 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

#### Parcel Two:

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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 modification 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., and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-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 \_\_WINTER\_\_\_\_ "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.

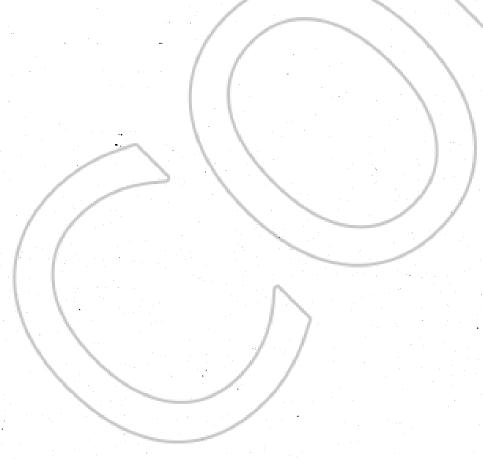
The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

SPACE BELOW FOR RECORDER'S USE

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An 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 31 as shown on Tahoe Village Unit, No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 269053, Official Records of 268097, rerecorded as Document No. Nevada, excepting therefrom Units 081 of Douglas County, State through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document NO. 61612, as Certificate of Amendment recorded November 23, 1981, corrected by 62661; and (B) Unit 087 as shown and Document No. No. defined on said last mentioned map as corrected by said Certificate of Amendment; together with those easements appurtenant thereto and Fourth Amended and Restated described the easements in of Time Share Covenants, Conditions and Restrictions Declaration Tahoe recorded February 14, 1984, as Document No. for The Ridge in the Declaration of Annexation of The 096758, amended, and as Ridge Tahoe Phase II recorded February 14, 1984, as Document No. recorded October 15, 096759, as amended by document 1990, as 236690, in The Recitation of No. and as described Easements Affecting The Ridge Tahoe recorded February 24, 1992, as to said Declarations; with the and subject 271619, exclusive right to use said interest in Lots 31, 32 or 33 only, for "Season" as defined in and in one week each year in the Winter accordance with said Declarations.



REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF

2002 AUG -9 AM 10: 10

LINDA SLATER RECORDER

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