

28  
RECORDING REQUESTED BY:  
ROSA' LAW OFFICES, P.C.

AND WHEN RECORDED MAIL TO:

✓ Rosa' Law Offices, P.C.  
P.O. Box 1223  
Lodi, CA 95241-1223

APN 1319-30-542-014 (part) INTERSPOUSAL QUITCLAIM DEED

R.P.T.T. \$ #6

033-019-39-01/06-000277

The undersigned quitclaimor declares: Documentary transfer tax is NONE. No consideration given - Change in formal title only - See Note below.

**FOR NO CONSIDERATION**, ARTHUR R. MAAG hereby **REMISES, RELEASES** and **FOREVER QUITCLAIMS** to BARBARA M. MAAG, as her sole and separate property, all of his interest in and to the following described real property, The Ridge Sierra Time Share, Located in the County of Douglas, State of Nevada:

**SEE EXHIBIT D, ATTACHED HERETO, AS IF FULLY SET FORTH HEREIN, AND INCORPORATED HEREIN BY REFERENCE.**

**NOTE:** This is an Interspousal Transfer under Section 63 of the Revenue and Taxation Code and is excluded from Reappraisal under Proposition 13, as creation, transfer, or termination, solely between spouses, of any co-owner's interest. No transfer tax is due. This is not a sale.

DATED: Aug 19, 2002

Arthur R. Maag by Barbara M. Maag  
ARTHUR R. MAAG, by BARBARA M. MAAG  
pursuant to Court Order dated Aug 13, 2002, per  
attachment 1, attached hereto

Barbara M. Maag  
BARBARA M. MAAG

MAIL TAX STATEMENTS TO PARTY SHOWN: BARBARA M. MAAG  
2204 Paloma Road  
Valley Springs, CA 95252

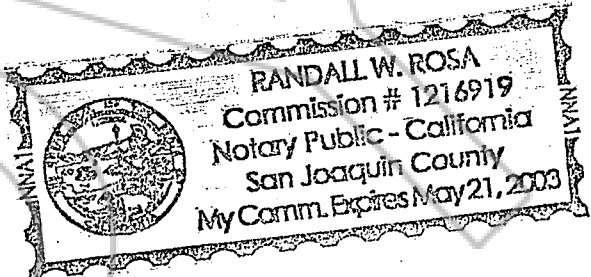
Acknowledgment

State of California )  
County of San Joaquin ) ss

On Aug 19, 2002 before me RANDALL W. ROSA  
personally appeared BARBARA M. MAAG personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who signed the name of ARTHUR R. MAAG on behalf of ARTHUR R. MAAG, pursuant to the order of the Court, dated Aug. 13, 2002 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 Randall W Rosa



(Official Notarial Seal)

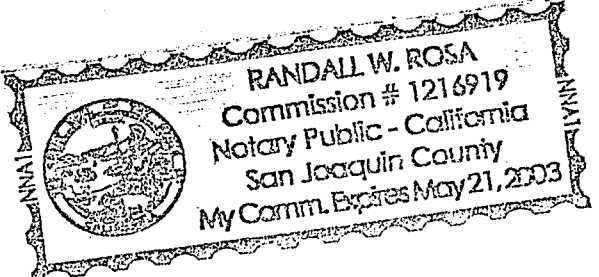
Acknowledgment

State of California )  
County of San Joaquin ) ss

On Aug. 19, 2002 before me RANDALL W. ROSA  
personally appeared BARBARA M. MAAG personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(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 Randall W Rosa



(Official Notarial Seal)

(ENDORSED)  
FILED

AUG 13 2002

CALAVERAS COUNTY COURTS  
M. B. Todd, Clerk of Court  
GRACE GILL, Deputy

1 Randall W. Rosá  
2 Rosá Law Offices, P.C.  
3 P.O. Box 1223  
4 Lodi, CA 95241-1223  
5 209.333.8061  
6 Bar No. 122720  
7 Attorney for Petitioner

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 COUNTY OF CALAVERAS

10 In The Estate of

11 ) No. *PR 6381*

12 ) ORDER AUTHORIZING

13 ARTHUR R. MAAG

14 ) PROPOSED TRANSACTIONS

15 ) INVOLVING PERSONAL

16 ) AND REAL PROPERTY,

17 ) AND ORDER OF SUPPORT

18 ) (Probate Code 3101)

19 ) HEARING DATE: *Aug 13, 2002*

20 ) TIME: *9:00 AM* DEPT: *1*

21 \_\_\_\_\_  
22 The petition for Order Authorizing Proposed Transactions Involving  
23 Community Personal and Real Property, and for an order of support, came on for  
24 hearing in the above entitled court on *August 13, 2002*, before The  
25 Honorable Judge \_\_\_\_\_ . Petitioner BARBARA  
26 M. MAAG and Randall W. Rosa', Attorney at Law, were present. ARTHUR R.  
27 MAAG was not present, but a Declaration of Medical Practitioner was filed.  
28

1 Considering the pleadings and papers in the above entitled action, the Court  
2 finds that:  
3

4 1. The community property that is the subject of the proposed transaction  
5 consists of estimated amounts in the following accounts, as of February 1, 2002:

Item	Amount
a. Premier West Credit Union	
Account Numbers 201658	\$ 6,304.29
Account Number 11250	\$ 67.39
b. 148 shares of J. C. Penney Stock	\$ 3,000.00
c. 172 shares of Prudential Financial	\$ 5,200.00
d. Financial Center Credit Union	
Account Number 38604	\$ 39.29
Account Number 29114	\$ 29.35
e. Time Share interest Douglas County, Nevada	
APN: 03-019-39-01/06-000277	\$ 3,000.00
(See Exhibit D, attached hereto)	
f. Time Share interest Washoe County, Nevada	
APN: Time Share No. 2-55-0212	\$ 2,000.00
(See Exhibit E, attached hereto)	
g. Time Share Interest Washoe County, Nevada	
APN: Time Share No. 2-SH-0532	\$ 2,000.00
(See Exhibit F, attached hereto)	

1 h. One-half interest Bare Land Los Angeles County

2 APN: 3053-025-036

\$13,041.00

3 (See Exhibit G, attached hereto)

4 i. One-half interest Bare Land Los Angeles County

5 APN: 3053-028-004

\$13,932.50

6 (See Exhibit H, attached hereto)

7 j. Time Share interest Calaveras County

8 APN: 026-727-041-000

\$ 3,000.00

9 (See Exhibit I, attached hereto)

10 TOTAL EST. VALUE

\$51,613.82

11  
12  
13 2. The real property that is the subject of the proposed transaction is the  
14 family residence located at 2204 Paloma Road, and one-half interest of 2234  
15 Paloma Road, Valley Springs, California, Assessor's Parcel Number 48-028-04  
16 and 48-028-03, held by Petitioner and her spouse and legally described as follow:

17 2204 Paloma Road, APN: 48-028-04

18 "All that certain Parcel of land lying within the Unincorporated Area of the  
19 County of Calaveras, State of California, and described as follows:

20 Lot 8, as shown on the map of Valley Hi Subdivision, Tract 191, filed for  
21 record November 4, 1968 in Book 3 of Maps, page 25 and 25 A, Calaveras  
22 County Records."

23 and

24 2234 Paloma Road, APN: 48-028-03

25 "Lot 9, of Valley Hi Subdivision, Tract no. 191, according to the official  
26 map thereof filed for record on November 4, 1968 in Book 3 of Subdivision  
27 Maps at Page 25, Calaveras County Records."

28 3. ARTHUR R. MAAG lacks legal capacity for the proposed transaction.

4. BARBARA M. MAAG has legal capacity for the proposed transaction.

5. BARBARA M. MAAG joins in and consents to the proposed transaction.

1 6. ARTHUR R. MAAG is substantially unable to manage his own financial  
2 resources.  
3

4 7. The proposed transactions are ones that should be authorized under  
5 Probate Code 3100 et seq. because they are for the advantage, benefit, and best  
6 interests of the spouses and their estates, and for the care and support of the  
7 spouses

8 8. The orders requested are in the interests of the institutionalized spouse, and  
9 are necessary to protect the interests of the institutionalized spouse, in order to  
10 establish Medi-Cal eligibility for long-term care for said spouse, in order to secure  
11 a permanent and secure source of funding for said long-term care which does not  
12 cause the financial impoverishment and destitution of both the petitioner and the  
13 institutionalized spouse, in order to preserve from destruction the marital  
14 relationship of the parties, in order to preserve the dignity and mental well-being  
15 of both the petitioner and the institutionalized spouse, and finally, are in order to  
16 further the interests of justice.  
17

18 9. There is good cause for waiving bond.  
19

20 IT IS THEREFORE ORDERED THAT:

21 1. The above listed community property assets or accounts are necessary for  
22 the support of BARBARA M. MAAG and shall be transferred into the name of  
23 BARBARA M. MAAG as her sole and separate property, as her increased  
24 community spousal resource allowance.

25 2. The interest of ARTHUR R. MAAG in the real property of the parties as  
26 described hereinabove, shall be transferred from ARTHUR R. MAAG to  
27  
28

1 BARBARA M. MAAG, as her sole and separate property, and BARBARA M.  
2 MAAG shall sign the name of ARTHUR R. MAAG to said transfer documents.

3  
4 3. The Order shall constitute an Order of Support against ARTHUR R. MAAG,  
5 in favor of BARBARA M. MAAG, in the monthly amount of \$4,030.46,  
6 retroactive to February 1, 2002.

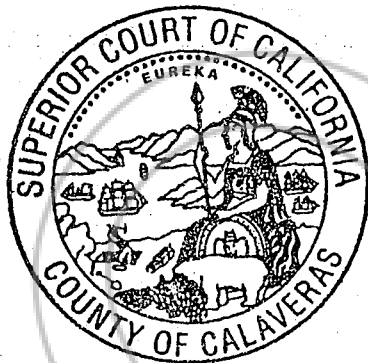
7  
8 4. Petitioner is authorized to do and perform all acts and to execute and  
9 deliver all papers, documents, and instruments necessary to effectuate the order.

10 5. Bond is waived.

11 Dated: AUG 13 2002

JOHN E. MARTIN

Judge of the Superior Court



19  
20  
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28

THE FOREGOING INSTRUMENT IS A  
CORRECT COPY OF THE ORIGINAL  
ON FILE IN THIS OFFICE

AUG 13 2002

M.B. 1000, Clerk of the Court,  
Calaveras County Consolidated Courts,  
Calaveras County, State of California.  
By Grace Gill, Deputy

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1:

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

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, 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. A3 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, 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 "Swing 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 "C,C & 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 C,C & R's.

PARCEL 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'87 NOV 19 P12:49

SUZANNE BEAUDREAU  
RECORDER

PAID *[Signature]* DEPUTY

BOOK 1187 PAGE 2720

1657780552661

BK 0902 PG 06872

*Exhibit D*



RPTT \$4.95

WHEN RECORDED MAIL TO:

Mr. & Mrs. Arthur R. Maag  
433 East Woodstock Drive  
Stockton, CA 95207

1127355

Time Share No. 2-55-0212



Mail Tax Statements to Addressee

GRANT, BARGAIN AND SALE

# DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, First Interstate Bank of Nevada, N.A., a national banking association, as trustee pursuant to Agreement and Declaration of Trust for the Thunderbird Resort Club Trust dated Feb-

ruary 9, 1983, ("Grantor") does hereby GRANT, BARGAIN and SELL to

ARTHUR R. MAAG AND BARBARA M. MAAG, HUSBAND AND WIFE, AS JOINT TENANTS

("Grantee")

the real property situate in the County of Washoe, State of Nevada, which is more particularly described as follows:

AN UNDIVIDED One-Four Thousand Five Hundred Ninetieths (1/4590ths) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:

PARCEL ONE: That certain real property situate in the City of Sparks, County of Washoe, State of Nevada described as follows:

Parcel 1 as shown on the Official Plat - Plat Line Adjustment Map of Oak Park Units No. 1 and No. 2 (a portion of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 4, Township 19 North, Range 20 East M.D.B. & M) TRACT MAP No. 155B filed for record in the office of the County Recorder of Washoe County, Nevada on September 21, 1982 as file no. 815589, official records:

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof;

EXCEPTING FROM SAID PARCEL ONE, the exclusive right use and occupy all of the "Time Share Units" within the "Unit Types" as such terms are defined in the Declaration below described;

ALSO EXCEPTING FROM SAID PARCEL ONE, AND RESERVING UNTO GRANTOR, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, 2.7, 2.9, and 8.2 of the Declaration of Covenants and Restrictions for Time Share Ownership (Thunderbird Resort Club) recorded February 24, 1983 in the office of the County Recorder of Washoe County, Nevada, as document no. 840259, official records ("the Declaration");

PARCEL TWO: THE EXCLUSIVE RIGHT TO USE AND OCCUPY A THUNDERBIRD DELUXE UNIT TYPE, during a "Use Period" within the "SPRING SEASON", (as such quoted terms are defined in the Declaration); together with the non-exclusive right to use the "Common Areas" as defined in the Declaration;

TO HAVE AND TO HOLD the above-described property together with the appurtenances, unto the said Grantee, and to Grantee's heirs and assigns;

SUBJECT TO ALL covenants, conditions, restrictions, limitations, easements, rights and rights-of-way of record.

THIS DEED is made and accepted upon all the covenants, conditions, restrictions, easements, assessments, liens and other matters set forth in the Declaration of Covenants, Conditions and Restrictions for Time Share Ownership (Thunderbird Resort Club), recorded February 24, 1983 in Book 1836, at Page 754 as Document No. 840259 of Official Records of the County Recorder of Washoe County, State of Nevada, all of which are incorporated herein by reference to the Declaration with the same force and effect as though fully set forth herein.

Dated AUGUST 6th, 1986

First Interstate Bank of Nevada, N.A. as trustee

by *J. Gualco*

STATE OF NEVADA

County of WASHOE ss.

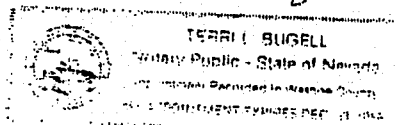
On AUGUST 6th, 1986 personally

appeared before me, a Notary Public,

J. GUALCO

who acknowledged that she executed the above instrument.

*Terril Sugell*  
Notary Public



8246770435

1127355

0552661

Exhibit E

BK 0902 PG 06873

Name: MR. & MRS. ARTHUR MAAG  
Street Address: 433 E. WOODSTOCK DRIVE  
City & State: STOCKTON, CA 95207



Mail Tax Statements to Above

GRANT, BARGAIN AND SALE

# DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, First Interstate Bank of Nevada, N.A., a national banking association, as trustee pursuant to Agreement and Declaration of Trust for the Thunderbird Resort Club Trust dated Feb.

ruary 9, 1983. ("Grantor") does hereby GRANT, BARGAIN and SELL to

ARTHUR RECHE MAAG AND BARBARA MCCONNELL MAAG, HUSBAND AND WIFE, AS JOINT TENANTS

("Grantee")

the real property situate in the County of Washoe, State of Nevada, which is more particularly described as follows:

AN UNDIVIDED One-Four Thousand Five Hundred Ninetieths (1/4590ths) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:

PARCEL ONE: That certain real property situate in the City of Sparks, County of Washoe, State of Nevada described as follows:

Parcel 1 as shown on the Official Plat - Plat Line Adjustment Map of Oak Park Units No. 1 and No. 2 [a portion of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 4, Township 19 North, Range 20 East M.D.B. & M] TRACT MAP No. 1558 filed for record in the office of the County Recorder of Washoe County, Nevada on September 21, 1982 as file no. 815589, official records:

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof:

EXCEPTING FROM SAID PARCEL ONE, the exclusive right use and occupy all of the "Time Share Units" within the "Unit Types" as such terms are defined in the Declaration below described:

ALSO EXCEPTING FROM SAID PARCEL ONE, AND RESERVING UNTO GRANTOR, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, 2.7, 2.9, and 8.2 of the Declaration of Covenants and Restrictions for Time Share Ownership (Thunderbird Resort Club) recorded February 24, 1983 in the office of the County Recorder of Washoe County, Nevada, as document no. 840259, official records ("the Declaration");

PARCEL TWO: THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "THUNDERBIRD DELUXE UNIT TYPE", during a "Use Period" within the "SUMMER SEASON", (as such quoted terms are defined in the Declaration); together with the non-exclusive right to use the "Common Areas" as defined in the Declaration;

TO HAVE AND TO HOLD the above-described property together with the appurtenances, unto the said Grantee, and to Grantee's heirs and assigns:

SUBJECT TO ALL covenants, conditions, restrictions, limitations, easements, rights and rights-of-way of record.

THIS DEED is made and accepted upon all the covenants, conditions, restrictions, easements, assessments, liens and other matters set forth in the Declaration of Covenants, Conditions and Restrictions for Time Share Ownership (Thunderbird Resort Club), recorded February 24, 1983 in Book 1836, at Page 754 as Document No. 840259 of Official Records of the County Recorder of Washoe County, State of Nevada, all of which are incorporated herein by reference to the Declaration with the same force and effect as though fully set forth herein.

Dated AUGUST 28, 1986

First Interstate Bank of Nevada, N.A., as trustee  
by *J. Gualco*

STATE OF NEVADA

County of WASHOE ss.

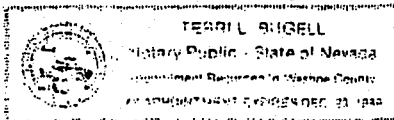
On AUGUST 28, 1986 personally appeared before me, a Notary Public,

J. GUALCO

CUSTOMER SERVICE OFFICER

who acknowledged that s/he executed the above instrument.

*Terril Angell*  
Notary Public



82421P0817

1107498

0552661

Exhibit F

BK0902PG06874

## EXHIBIT "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL JULY 25, 1856 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION THAT IS DISTANT ALONG SAID SOUTH LINE NORTH 89 DEGREES 46' 40" WEST 824.87 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION NORTH 0 DEGREES 36' 40" WEST 220.00 FEET, THENCE PARALLEL WITH SAID SOUTH LINE OF SECTION 12, NORTH 89 DEGREES 46' 40" WEST 168.15 FEET TO A POINT THAT IS DISTANT ALONG SAID PARALLEL LINE 1,671.85 FEET FROM THE WEST LINE OF SAID SECTION; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE INTERSECTION OF A LINE THAT IS PARALLEL WITH THE WEST LINE OF SAID SECTION AND DISTANT EASTERLY 1,510.00 FEET MEASURED ALONG THE SOUTH LINE OF SAID SECTION FROM SAID WEST LINE WITH THE SOUTHEASTERLY LINE OF OLD NADEAU ROAD, AS DESCRIBED IN PARCEL 2 OF THE DEED OF THE COUNTY OF LOS ANGELES, RECORDED DECEMBER 16, 1929, AS INSTRUMENT NO. 606, BOOK 9588, PAGE 200 OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE NORTH LINE OF THE SOUTH 220.00 FEET MEASURED ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 46' 40" EAST TO A POINT THAT IS DISTANT ALONG SAID NORTH LINE SOUTH 89 DEGREES 46' 40" EAST 1,510.00 FEET FROM THE WEST LINE OF SAID SECTION 12; THENCE PARALLEL WITH SAID WEST LINE SOUTH 0 DEGREES 36' 40" EAST 220 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 46' 40" EAST 330.00 FEET TO THE POINT OF BEGINNING.

CONTINUED ON PAGE 3

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0552661

BK0902PG06875

Exhibit G

040794

NCTIC GUARANTEE NO.: 90925-93 / 297-11925  
T.S.NO.: 1024-31

ALSO THAT PORTION OF SECTION 12 BEGINNING AS THE SOUTHWEST CORNER OF SAID SECTION 12 (AT CONCRETE POST ESTABLISHED BY THE COUNTY OF LOS ANGELES) IN TOWNSHIP 5 NORTH, RANGE 12 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN AND RUNNING EAST ALONG THE SOUTH BOUNDARY LINE OF THE SECTION, A DISTANCE OF 1,000 FEET; THENCE NORTH TO POINT OF CONTACT WITH THE SOUTH RIGHT OF WAY LINE OF THE OLD NADEAU ROAD, A COUNTY PAVED HIGHWAY; THENCE NORTHEASTERLY ALONG SAID ROAD 150 FEET; THENCE EAST 407 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 50 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE SOUTHEASTERLY DIAGONAL PERPENDICULAR TO THE OLD NADEAU ROAD ( AS DESCRIBED IN THE GRANT FROM VITAL R. MAAG TO OSCAR KALISMAN) TO POINT OF CONTACT WITH THE ABOVE DESCRIBED WEST-EAST LINE EXTENDING 407 FEET WEST OF THE OLD NADEAU ROAD; THENCE EAST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SECTION 12 IN TOWNSHIP 5 NORTH, RANGE 12 EAST OF THE SAN BERNARDINO BASE AND MERIDIAN, BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AND RUNNING WEST ALONG THE SECTION LINE 330 FEET; THENCE NORTH 220 FEET; THENCE WEST TO THE TRUE POINT OF BEGINNING AT POINT OF CONTACT WITH THE SOUTH RIGHT OF WAY LINE OF THE OLD NADEAU ROAD, A COUNTY PAVED HIGHWAY; THENCE 50 FEET NORTHEAST ALONG SAID ROAD; THENCE SOUTHEASTERLY ALONG A DIAGONAL PERPENDICULAR TO SAID ROAD TO POINT OF CONTACT WITH THE ABOVE DESCRIBED EAST-WEST LINE 220 FEET NORTH OF THE SOUTH SECTION LINE; THENCE WEST TO THE TRUE POINT OF BEGINNING.

*Appl. 3057-025-034-01000*

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041894

NCTIC GUARANTEE NO.: 90926-94 \ 297-11926

T.S.NO.: 1024-30

EXHIBIT "H"

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH IS BOUNDED ON THE NORTH BY THE NORTH LINE OF SECTION 13, ON THE EAST AND SOUTH BY THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY AND ON THE WEST BY THE EASTERLY LINE OF THE WESTERLY 1,510 FEET OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN

APP 3053-028-000-01-000

COPY

Exhibit H

0552661

BK0902PG06877

RECORDING REQUESTED BY:

2992

CALAVERAS TITLE COMPANY

COMPARED

10ED AT REQUEST  
CALAVERAS TITLE CO.  
OFFICIAL RECORDS - CALAVERAS CO., C.

1983 MAR 25 AM 11:46

*Nadine Lorian*  
RECORDER FEE \$31

WHEN RECORDED MAIL TO

Mr. & Mrs. Arthur R. Maag  
433 E. Woodstock Dr.  
Stockton, CA 95207

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ESCROW No. 52089-2

MAIL TAX STATEMENTS TO: Same as Above

The undersigned grantor declares: 9.35

Documentary Transfer Tax \$

Computed on full value of property conveyed, or

Unincorporated area

**CORPORATION GRANT DEED**  
THIS FORM FURNISHED BY CALAVERAS TITLE COMPANY

APN 026-727-041-000

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**MOUNTAIN RETREAT INCORPORATED**

a corporation organized under the laws of the state of California  
hereby GRANTS to

ARTHUR R. MAAG and BARBARA M. MAAG, his wife, as Joint Tenants

the real property situated in the County of Calaveras, State of California, described as follows:

A TIME SHARE ESTATE CONSISTING OF:

PARCEL ONE: An undivided one/fifty-first ( $\frac{1}{51st}$ ) interest as tenant-in-common in and to Unit 27 according to that certain map entitled "MOUNTAIN RETREAT SUBDIVISION" filed April 21, 1982, in Book 5 of Subdivision Maps at Pages 46-46-C, Calaveras County Records.

EXCEPTING FROM SAID PARCEL ONE AND RESERVING UNTO GRANTOR, its successors and assigns (including all "Owners" as the quoted term is defined in that certain DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MOUNTAIN RETREAT SUBDIVISION ("DECLARATION") recorded April 21, 1982, in Book 613, Page 147, of the Official Records of Calaveras County) an exclusive right to possess, use and enjoy said Unit during all "Use-Weeks" and "Service Periods" (as the quoted terms are defined in said DECLARATION) except for the Use-Week granted in PARCEL TWO.

PARCEL TWO: The exclusive right to possess, use and enjoy said Unit during a Use-Week within Gold Season as said rights and terms are defined in said DECLARATION provided that such Use-Week is reserved in accordance with the provisions of said DECLARATION.

THIS DEED is made and accepted subject to non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, conditions, uses, easements, rights, rights-of-way, assessments, and other matters of record on the date hereof, including, without limitation, said DECLARATION, all of which are hereby incorporated by reference into the body of this deed as if the same were fully set forth herein.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its \_\_\_\_\_ President thereunto duly authorized.

Dated: March 19, 1983

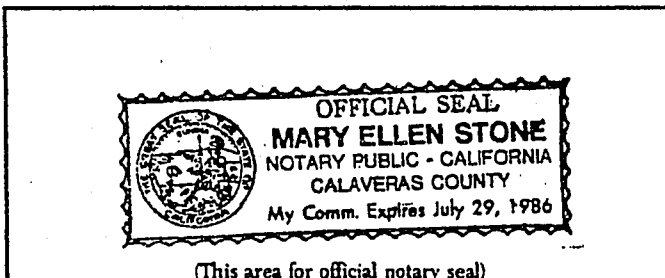
STATE OF CALIFORNIA }  
COUNTY OF Calaveras } SS.

On March 20, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas H. Porter, known to me to be the president of the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature *Mary Ellen Stone*  
Mary Ellen Stone  
Name (Typed or Printed)

MOUNTAIN RETREAT INCORPORATED,  
a California corporation  
By *Thomas H. Porter* President



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit I END OF DOCUMENT

BOOK 642 PAGE

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COPY

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LINDA SLATER, RECORDER

BY Kg #28<sup>00</sup> Pd

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