

18
RPTT #8A

New 1319-30-644-025
Portion of Parcel No: 42-283-06

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH that: DAVE LUTTMAN and KIMBERLY G. BRUCE do hereby Grant, Bargain, Sale and Convey to KIMBERLY G. LUTTMAN and DAVE LUTTMAN as Trustees of the LUTTMAN LIVING TRUST dated September 30, 2002, all that certain Timeshare Estate property located and situated in Douglas County, State of Nevada,

more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,

SUBJECT TO (1) Any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein; and

(2) Powers of Trustees attached hereto as Exhibit "B," incorporated herein by reference.

Executed on this 30th day of September 2002.

DAVE LUTTMAN
DAVE LUTTMAN

KIMBERLY G. BRUCE
KIMBERLY G. BRUCE

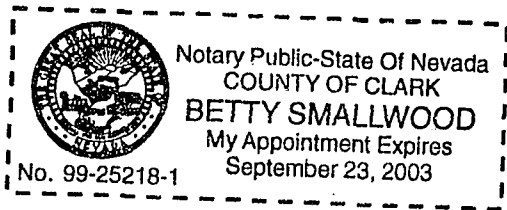
STATE OF NEVADA)
) SS:
COUNTY OF CLARK)

On this 30th day of September 2002, personally appeared before me, a Notary Public, DAVE LUTTMAN and KIMBERLY G. BRUCE, known or proven to me to be the persons whose names are subscribed to the above instrument and who acknowledged to me that they

executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Betty Smallwood
NOTARY PUBLIC

September 23, 2003
Date Notary Commission Expires



When recorded, mail to:
& mail tax statements to:

Kim and Dave Luttmann
8833 Valley Creek Drive
Las Vegas, NV 89134

EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, 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, Nevada.
- (B) Unit No. 060 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 of Official Records of Douglas County, State of Nevada.

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,
- 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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of 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 weeks 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 rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

EXHIBIT "B"

POWERS OF TRUSTEES

KIMBERLY G. LUTTMAN and DAVE LUTTMAN Trustees, and all successor Trustees, are hereby vested with complete powers of disposition of the property herein described, including the power to sell and convey, etc. as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell or convey, etc. the property described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the LUTTMAN LIVING TRUST executed on September 30, 2002.

REQUESTED BY
David Luttman
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 OCT -7 PM 2: 27

LINDA SLATER
RECORDER

\$18⁰⁰ PAID *K2* DEPUTY

0554072

BK 1002 PG 02442