

RPT: \$1.30

15'

*Tax Statements:* **WARRANTY DEED**

Prepared by and Return to: Eric Byrd, 5325 Elkhorn Blvd #231, Sacramento, CA 95842

This indenture, made and executed this 30<sup>th</sup> day of October, 2002, by and between **Eric Byrd**, of 5325 Elkhorn Blvd #231, Sacramento, CA 95842, hereinafter referred to as the party of the first part (Grantor), and **John Stewart Chambers, Single Adult**, whose address is 415 Via Montana, Burbank, CA 91501 telephone, 818-848-4211, hereinafter referred to as the party in the second part (Grantee),

**Witnesseth:** That said Grantor, for good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Douglas County, to wit:

**SEE EXHIBIT "A"**

Grantor does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**TO HAVE AND TO HOLD THE SAME**, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and **To Have and To Hold**, the same in fee simple the said party of the second part its heirs and assigns, forever.

**IN WITNESS WHEREOF**, the said party of the first part(Grantor) has hereunto set its hand and seal the day and year first above written:

Eric Byrd  
Grantor: Eric Byrd

Heather Hale  
Witness Printed Name

Heather Hale  
Witness Signature

Melinda Sharpe  
Witness Printed Name

Melinda Sharpe  
Witness Signature

**STATE OF CALIFORNIA**  
**COUNTY OF SACRAMENTO**

On this 30<sup>th</sup> day of Oct, 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared before me Eric Byrd, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that they executed the same in their authorized capacity (ies), and that by their signature on the Instrument the person or entity upon behalf of which the person acted, executed the Instrument.

**WITNESS** my hand and official Seal.  
Heather N. Hale  
Notary Public



0558544

**"EXHIBIT A"**

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at Page 172, Douglas County, Nevada, as Document No. 53178, said Map being an amended Map of Parcels 3 and 4 as shown on that certain Map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at Page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada as Document No. 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the **High** Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

REQUESTED BY  
*Eric Byrd*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2002 NOV 20 PM 4:51

LINDA SLATER  
RECORDER

\$ 15<sup>00</sup> PAID *KJ* DEPUTY

0558544

BK 1102 PG 08908