

RPTT  
APN 131E-30-636-003

200

# GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESS that: LUIS BENITEZ-DIAZ AND ELVA NORA BENITEZ-DIAZ  
Trustees, intrust, under Declaration of Trust dated 4-7-1994 for the benefit  
of the BENITEZ LIVING TRUST;  
(hereinafter called GRANTOR(S)) in consideration of \$ 1,250.00, the receipt of which is hereby acknowledged,  
do hereby GRANT, BARGAIN, SALE and CONVEY to: FRANK THIER AND STEPHANIE THIER  
  
(hereinafter called GRANTEE(S)) all that real property situate in the City of \_\_\_\_\_,  
County of DOUGLAS, State of NEVADA  
bounded and described as follows: (set forth legal description AND commonly known street address)

(SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF)

Together with all singular hereditament and appurtenances hereunto belonging or in any way appertaining to.

IN WITNESS WHEREOF, I/We have hereunto set my hand/our hand(s) this \_\_\_\_\_ day of NOVEMBER, 2002.

[Signature]  
Signature of Grantor  
LUIS BENITEZ-DIAZ  
Print or type name here

[Signature]  
Signature of Grantor  
Elva Nora B. Benitez  
Print or type name here

STATE OF California  
COUNTY OF San Diego

This instrument was acknowledged before me on (date) Nov. 15, 2002  
By (person(s) appearing before notary public) Luis Benitez - Diaz & Elva Nora B. Benitez

[Signature]  
Notary Public  
My commission expires: Aug 18, 2004

(Notary Stamp)  
VINCENT HINOJOSA III  
Commission # 1274202  
Notary Public - California  
San Diego County  
My Comm. Expires Aug 18, 2004  
THIS SPACE FOR RECORDERS USE ONLY

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO  
Name: Tuhoe Valley Ludes AOA  
Address: Box 5397  
City/State/Zip: Stateline NV 89449

0560402  
BK 1202 PG 04743

GRANT DEED  
EXHIBIT A  
(Legal Description)  
REGULAR USE PERIOD

PARCEL A: An undivided  $\frac{1}{50}$ th interest as a tenant in common in and to the condominium hereafter described in two parcels:

Parcel 1 Unit C of Lot 64 as shown on the Map entitled "Tahoe Village Condominium 64", being all of Lot 64, located in "Tahoe Village Subdivision, Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

Parcel 2 TOGETHER WITH an undivided  $\frac{1}{4}$ th interest in and to the common area of Lot 64 as shown on the Map entitled "Tahoe Village Condominium 64", being all of Lot 64, located in "Tahoe Village Subdivision Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all other "Owners" as defined in that certain Declaration of Covenants, Conditions and Restrictions for Time Sharing Ownership Within Tahoe Village Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37103 in Book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

PARCEL B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration containing

- (i) Two Bedrooms (\_\_\_\_\_)
- (i) Two Bedrooms with a Loft (~~XXXX~~\_\_\_\_\_)

during the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within

USE GROUP III hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s). Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing Interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

GRANTOR hereby intends to convey to Grantee(s) a Time Sharing Interest. Grantor shall have the right convey the remaining undivided interests and reserved use and occupancy rights as Time Sharing Interests.

The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193 in Book 90, Pages 473 to 484; modified by Instrument No. 54194, recorded August 31, 1971, in Book 90, Pages 485 and 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; Instrument No. 69063 recorded September 28, 1973, in Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").

All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the Time Sharing Interest granted hereunder and inure to the benefit of the remaining Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners thereof and inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.

SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses easements, rights, rights of way and other matters of record on the date hereof.

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COPY

REQUESTED BY  
Tahoe Village Condominium  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 DEC 11 PM 2:44

LINDA SLATER  
RECORDER

\$ <sup>50</sup>16 PAID K2 DEPUTY

0560402

BK 1202PG04745