A.P.N. #A ptn of 1319-30-645-003

0 (#11) R.P.T.T. \$ TS09004460/AH 

RECORDING REQUESTED BY: STEWART TITLE COMPANY WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:

Antonio Martinez Abbud Flamboyanes #18 Tabachines Cuernavaca, Morelos MX 62498

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANTONIO MARTINEZ ABBUD and ALICIA GARCIA VELAZQUEZ, husband and wife

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

ANTONIO MARTINEZ ABBUD and ALICIA GARCIA VELAZQUEZ, husband and wife, OMAR ANTONIO ABBUD GARCIA, a single man and DANIELLA ABBUD GARCIA, a married woman as her sole and separate property altogether as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area State of Nevada, bounded and described as follows: County of Douglas The Ridge Tahoe, Cascade Building, Every Year Use, Week #42-279-20-03, Stateline, NV 89449

See Exhibit 'A' attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywisc appertaining, and any reversions, remainders, rents, issues or profits thereof.

luses

January 08, 2003 DATE:

FRANCISCO MALDONADO HUETE, husband of DANIELLA ABBUD GARCIA, herein joins in the execution of this conveyance for the purpose of releasing his interest in the above described property, Community Property or otherwise, to the Grantee as her sole and separate property.

STATE OF NEVOLDA county of Douglas

This instrument was acknowledged before me on //0/03 by Antonio Martinez Abbud and Alicia by, Antonio Marcinea Americano Garciz Velazquez and Francisco

Maldonado Huete

use Signature\_}

Notary Public

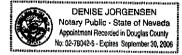
Antonio Martinez Abbud

Alicia Gá rciz

Francisco Maldonado Huete

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY



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## EXHIBIT "A" (42)

An undivided 1/51st interest as tenants in common in and certain real property and improvements as follows: (A) undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) shown on said map; and (B) Unit No. 279 as shown and defined on said map; together described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as 14, Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded Tahoe Phase Seven recorded Tahoe Phase Seven recorded Tahoe Phase Seven recorded to Catalogy 12, 1995 of Tahoe Phase Seven recorded to Catalogy 12, 1995 of Tahoe Phase Seven recorded to Catalogy 12, 1995 of Tahoe Phase Seven recorded to Catalogy 13, 1995 of Tahoe Phase Seven recorded to Catalogy 13, 1995 of Tahoe Phase Seven recorded to Catalogy 14, 1995 of Tahoe amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point Northerly line of Lot 36 as shown on said 13th Amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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STEWART TITLE OF DOUGLAS COUNTY

REQUESTED BY Stewart Title of Douglas County IN OFFICIAL RECORDS OF DOUGLAS OF MEVADA

2003 JAN 15 AM 10: 25

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