

A.P.N.# A ptn of 1319-30-644-021

R.P.T.T.\$ 3.25 - Full Value

Escrow No. TS09004482/AH

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

John Peters & Anita Peters  
1315 - 23rd Ave.  
Longview, WA 98632

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That GEORGE C. FITTON and IDA R. FITTON, husband and wife, DAVID G. FITTON and CHERI A. FITTON, husband and wife, CLIFFORD R. FITTON, a married man who acquired title as an unmarried man, RICHARD HUNWARDSSEN and MARY L. HUNWARDSSEN, husband and wife and STEVEN A. FITTON, a married man who acquired title as a single man and MARGARET J. FITTON, wife of CLIFFORD R. FITTON and THERESA M. FITTON, wife of STEVEN A. FITTON

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

JOHN C. PETERS and ANITA R. PETERS, husband and wife as joint tenants with right of survivorship, and not as Tenants in Common

and to the heirs and assigns such Grantee forever, all that real property situated in the unincorporated area, County of Douglas, State of NV bounded and described as follows:

The Ridge Tahoe, Plaza Building, Swing Season, Even Year Use, Week #37-056-38-81, Stateline, NV 89449

See Exhibits 'A' and 'B' attached hereto and by this reference made a part hereof. Exhibit 'B' is attached to more accurately describe the Timeshare Condominium Estate being conveyed.

MARGARET J. FITTON and THERESA M. FITTON herein join in the execution of this conveyance for the purpose of releasing any interest, Community Property or otherwise, which they may have or be presumed to have in the above described property.

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

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, 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

0566745

BK0203PG03352

George G. Fitton  
George G. Fitton

Ida R. Fitton  
Ida R. Fitton

David G. Fitton  
David G. Fitton

Cheri A. Fitton  
Cheri A. Fitton

Clifford R. Fitton  
Clifford R. Fitton

Margaret J. Fitton  
Margaret J. Fitton

Richard Hunwardsen  
Richard Hunwardsen

Mary L. Hunwardsen  
Mary L. Hunwardsen

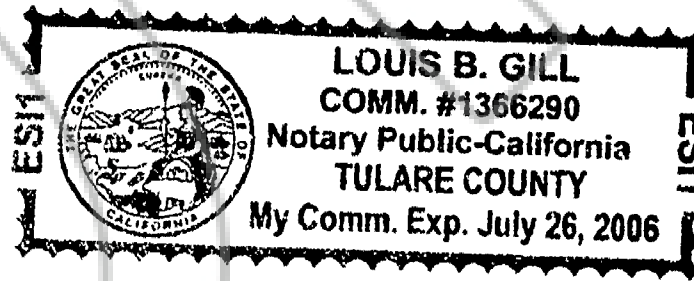
Steven A. Fitton  
Steven A. Fitton

Theresa M. Fitton  
Theresa M. Fitton

STATE OF California )  
COUNTY OF Tulare ) ss.

This instrument was acknowledged before me on  
JANUARY 28, 2003 by  
GEORGE G. FITTON, IDA R. FITTON, STEVEN A. FITTON, THERESA M. FITTON,  
DAVID G. FITTON, CHERI A. FITTON

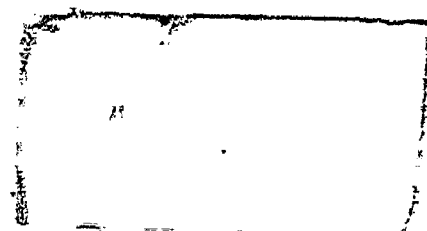
Signature [Signature]  
Notary Public



THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, 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

0566745  
BK0203PG03353





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

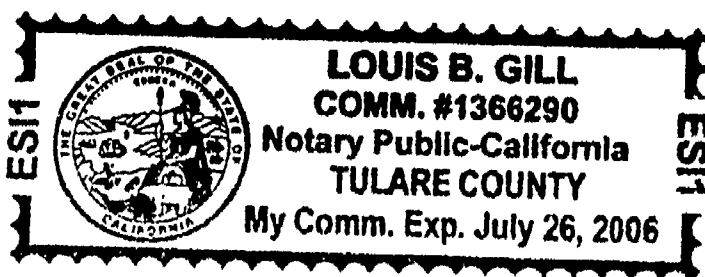
State of California }  
 County of TULARE } SS.

On JAN 28, 2003, before me, LOUIS B. GILL, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared GEORGE C FITTON, EDAR FITTON, DAVID G. FITTON,  
CHERI A. FITTON,  
STEVEN A. FITTON,  
MARSA M. FITTON.  
Name(s) of Signer(s)

- personally known to me
- 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 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.

*[Handwritten Signature]*  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

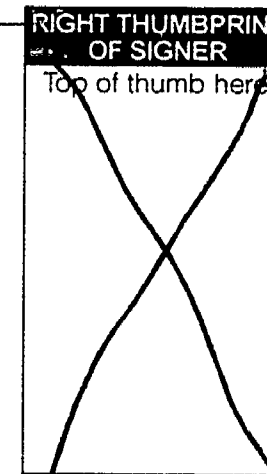
Title or Type of Document: GRANT, BARGAIN, SALE Deed

Document Date: JANUARY 28, 2003 Number of Pages: 2

Signer(s) Other Than Named Above: CLIFFORD R. FITTON MARGARET J. FITTON  
RICHARD HUNWARDSEN, MARY L. HUNWARDSEN

**Capacity(ies) Claimed by Signer**

- Signer's Name: All The Above
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

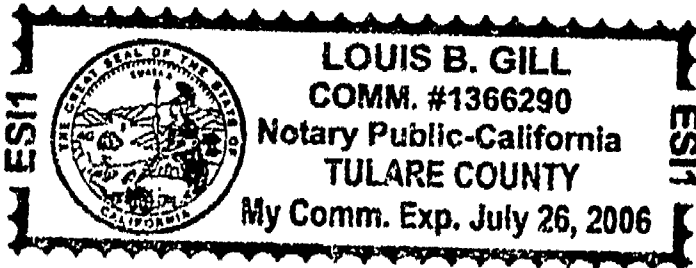
**0566745**  
**BK0203PG03354**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
County of TULARE } ss.

On JAN 29 2003, before me, LOUIS B GILL, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Clifford R. FITTON, MARGARET J. FITTON  
Name(s) of Signer(s)

- personally known to me
- 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 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.

*[Handwritten Signature]*  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

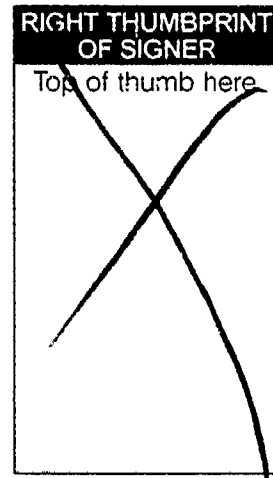
Title or Type of Document: GRANT, BARGAIN, SALE DEED

Document Date: JANUARY 28, 2003 Number of Pages: 2

Signer(s) Other Than Named Above: GEORGE C. FITTON, IDA R. FITTON, DAVID G. FITTON, CHARLA A. FITTON, STEVEN A. FITTON, TERESA M. FITTON

**Capacity(ies) Claimed by Signer**

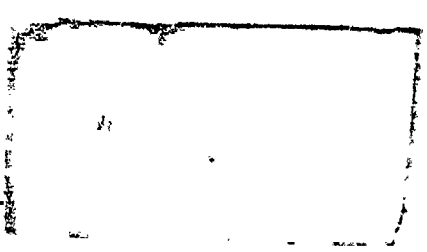
- Signer's Name: CLIFFORD R. FITTON, MARGARET J. FITTON
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

**0566745**

**BK0203PG03355**



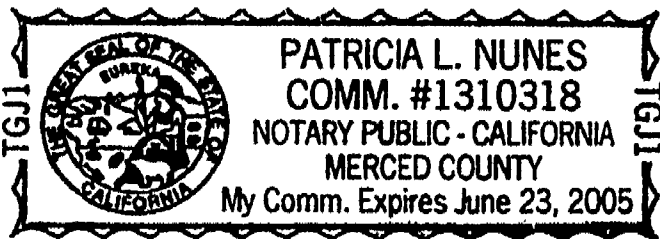


**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Merced } ss.

On January 30, 2003, before me, Patricia L Nunes Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Richard Hunwardson + Mary L Hunwardson  
Name(s) of Signer(s)

- personally known to me
- 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 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.

Patricia L Nunes  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

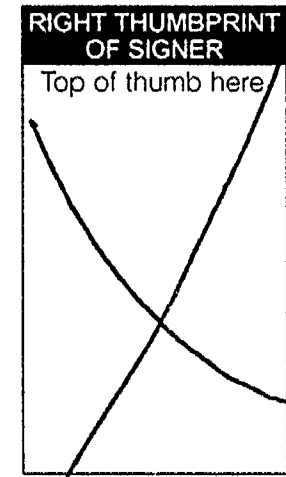
Title or Type of Document: Grant Bargain Sale Deed

Document Date: \_\_\_\_\_ Number of Pages: 2

Signer(s) Other Than Named Above: George C Fittan, I don R Fittan, David G Fittan, Cheri A Fittan, Clifford E Fittan, Margaret S Fittan, Steven H Fittan, Theresa Fittan

**Capacity(ies) Claimed by Signer**

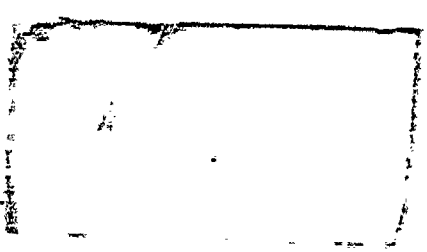
- Signer's Name: All the above
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

**0566745**

**BK0203PG03356**



## A TIMESHARE ESTATE COMPRA. LD OF:

PARCEL ONE:

An undivided 1/102nd 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. 056 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 ALTERNATE use week within the Even numbered years of the Swing SEASON, as said quoted 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".

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STEWART TITLE OF DOUGLAS COUNTY

0566745

BK 0203 PG 03357



EXHIBIT "B" (37)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 056 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in Even-numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

A portion of APN: 1319-30-644-021

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STEWART TITLE OF DOUGLAS COUNTY

REQUESTED BY  
Stewart Title of Douglas County  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 FEB 11 AM 10:18

WERNER CHRISTEN  
RECORDER

\$ 20<sup>00</sup> PAID K2 DEPUTY

0566745

BK0203PG03358