

17
APN: 1319-30-644-091

R.P.T.T.: \$0.00

Exempt: (8a) - A transfer of title to or from a trust, if the transfer is made WITHOUT consideration and is made to or from: The trustor of the trust;

After Recording Return To:

John A. McCoy

4912 Engle Road

Carmichael, CA 95608

Send Subsequent Tax Bills To:

John A. McCoy

4912 Engle Road

Carmichael, CA 95608

Recording Requested By:

Jon Turner & Associates, LLC

2700 E. Sunset Road, Suite 8

Las Vegas, NV 89120

Phone: 702-938-8900

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **John A. McCoy, an unmarried man who acquired title as a married man, as to all of his undivided one-half (1/2) interest, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby GRANT, BARGAIN, SELL AND CONVEY to John A. McCoy, Trustee under the John A. McCoy Living Trust dated August 3, 2000,**

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in Grant, Bargain, Sale Deed, recorded on November 06, 1991, as Document No. 264418:1191962 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 400 Ridge Club Drive, Stateline, Nevada, 89449

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any

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TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

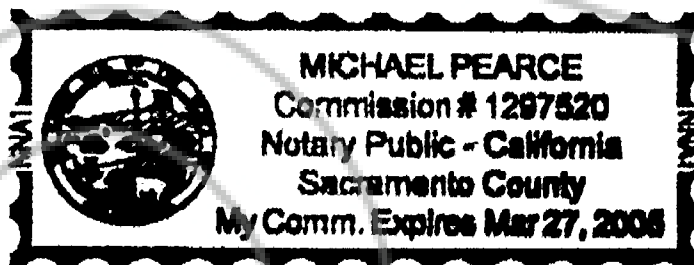
WITNESS my/our hands, this 18 day of Feb, 2003

John A. McCoy
John A. McCoy

STATE OF California)
COUNTY OF Sacramento) ss

This instrument was acknowledged before me, this
18 day of February, 2003,
by John A. McCoy.

Michael Pearce
Notary Public
My Commission Expires: Mar. 27 2005
NOTARY STAMP/SEAL



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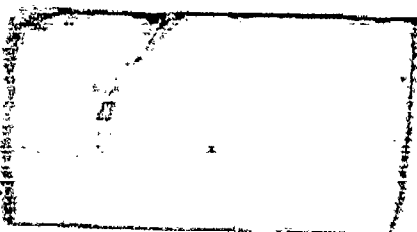


EXHIBIT A
LEGAL DESCRIPTION

PARCEL ONE

AN UNDIVIDED 1/102ND INTEREST IN AND TO THAT CERTAIN CONDOMINIUM AS FOLLOWS:

(A) AN UNDIVIDED 1/106TH INTEREST AS TENANTS-IN-COMMON, IN AND TO LOT 37 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED MAP. RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008, OFFICIAL RECORDS OF THE 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, STATE OF NEVADA.

(B) UNIT NO. 181 AS SHOWN AND DEFINED ON SAID LAST CONDOMINIUM PLAN.

PARCEL TWO

(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 M.D.B. & M.; 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 THREE

A NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY KNOWN AS "COMMON AREA" AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY, NEVADA, WITHIN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. & M. 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 MODIFICATIONS THEREOF: (1) RECORDED SEPTEMBER 28, 1973 AS DOCUMENT NO. 69063 IN BOOK 973 PAGE 812 OF OFFICIAL RECORDS; (2) RECORDED JULY 2, 1976, AS DOCUMENT NO. 1472 IN BOOK 776 PAGE 87 OF OFFICIAL RECORDS; AND (3) RECORDED JULY 26, 1989, AS DOCUMENT NO. 207446, IN BOOK 789, PAGE 3011.

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EXHIBIT A
LEGAL DESCRIPTION CONTINUED

PARCEL FOUR

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, 30, 35, 39, 40, AND 41 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3 -10TH AMENDED MAP, RECORDED SEPTEMBER 21, 1990 AS DOCUMENT NO. 235008 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY, NEVADA, WITHIN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST M.D.B. & M. 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 AND AS AMENDED FROM TIME TO TIME OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FIVE

THE EXCLUSIVE RIGHT TO USE ANY UNIT OF THE SAME UNIT TYPE AS DESCRIBED IN THE AMENDED 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 PARCEL 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 PRIME SEASON, AS SAID QUOTED TERM IS DEFINED IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE PHASE FIVE.

THE ABOVE DESCRIBED EXCLUSIVE RIGHT MAY BE APPLIED TO ANY AVAILABLE UNIT OF THE SAME UNIT TYPE ON LOT 37 DURING SAID USE WEEK WITHIN SAID "USE SEASON".

REQUESTED BY
No American Deal Co
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 MAR -5 AM 10: 14

WERNER CHRISTEN
RECORDER

\$ 17.⁰⁰ PAID *KJ* DEPUTY

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