

16-  
APN # 1319-30-636-004 (PTN)

R.P.T.T. \$ 139

### WARRANTY DEED

Prepared by & Return To:  
The Christopher Foundation Non-Profit #56-213-8696 475 36th. Ave. Vero Beach, Florida 32968

This indenture, made and executed this 30th day of September, 2002, by and between Berton E. Spivy and Kathryn L Spivy of 1080 Julie Lane #70 South Lake Tahoe, CA. 96150 hereinafter referred to as the grantor and The Christopher Foundation 475 36th. Ave. Vero Beach, Florida 32968 hereinafter referred to as the 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 <sup>Nevada</sup> County, to wit:

One Week per year Interest in a 2 Bedroom & Loft unit (sleeps 8) during "low" season at Tahoe Village (a TimeShare Resort), location: parcel 1, unit D of Lot 64 as shown on map titled "Tahoe Village Condominiums 64", being all of lot 64 in Tahoe Village Subdivision, Unit #1, filed for record in Office of County Recorder of Douglas County, Nevada, November 12, 1974 in Book 1174 of map, at page 260 as file #76343 **AND ATTACHED EXHIBIT "A"**

Grantor does hereby fully warrant the 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 has hereunto set its hand and seal the day and year first above written.

Grantor: Berton E. Spivy  
Berton E. Spivy

Kathryn L Spivy  
Kathryn L Spivy

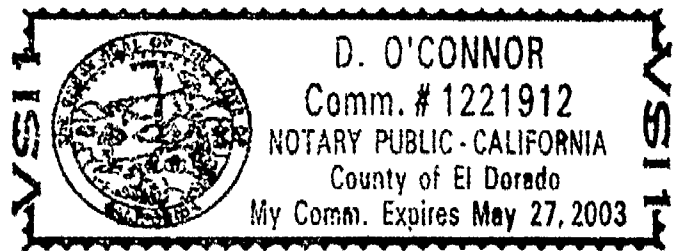
Witness Signature: Jessica Gatz  
Witness Printed Name

Witness Signature: Erika Braunnell  
Witness Printed Name

STATE OF Calif :: COUNTY OF El Dorado

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgments, personally appeared Berton E. Spivy and Kathryn L Spivy and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal this 30<sup>th</sup> day of Sept. 2002

[Signature]  
Notary Signature  
My Commission Expires: 5-27-03



(SEAL)

0570425  
BK 0303 PG 08349

**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL A:** An Undivided 1/50<sup>th</sup> interest as a tenant in common in and to the condominium hereafter described in two parcels:

**PARCEL 1:** Unit  D  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, on Page  250 , as File No.  76343 .

**PARCEL 2:** TOGETHER with an undivided 1/4<sup>th</sup> 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 TAHOE VILLAGE CONDOMINIUM, 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 "Timesharing 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 hereto 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 ( \_\_\_\_\_ )
- (ii) Two Bedrooms with a Loft (  XX  )

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

0570425

BK 0303 PG 08350

Exhibit "A" continued

USE GROUP IIB, 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 TAHOE VILLAGE CONDOMINIUM, 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.

REQUESTED BY  
*Timeshare Traders*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 MAR 19 PM 3:00

WERNER CHRISTEN  
RECORDER

*16* PAID *KJ* DEPUTY

0570425

BK0303PG08351