

17

2003

RPTT 1.30

APN 1319-30-635-002

a portion of

GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESS that: JIMMY T. AND NANCY G. YEE
24459 PLUMMER CT., HAYWARD, CA 94545

(hereinafter called GRANTOR(S)) in consideration of \$ 0, the receipt of which is hereby acknowledged,

do hereby GRANT, BARGAIN, SALE and CONVEY to: TAHOE VILLAGE CONDOS TIMESHARE ASSOCIATION, P.O. BOX 5397, STATELINE, NV

(hereinafter called GRANTEE(S)) all that real property situate in the City of STATELINE

County of DOUGLAS, State of NEVADA

bounded and described as follows: (set forth legal description AND commonly known street address)

3608 SUMMER #402 67B QUAKING ASPEN ACCOUNT #402

SEE ATTACHED LEGAL DESCRIPTION

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 30th day of May, 2003.

Jimmy T. Yee
Signature of Grantor

Nancy G. Yee
Signature of Grantor

JIMMY T. YEE
Print or type name here

NANCY G. YEE
Print or type name here

STATE OF California
COUNTY OF Alameda

This instrument was acknowledged before me on (date) 30th day of May 2003

By (person(s) appearing before notary public) Jimmy T. Yee & Nancy G. Yee

I. M. Bhakta
Notary Public
My commission expires: June 29, 2003

(Notary Stamp)
I. M. BHAKTA
COMM. #1226829
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
COMM. EXP. JUNE 29, 2003

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO
Name: TAHOE VILLAGE CONDOMINIUMS
Address: P. O. BOX 5397
STATELINE, NV 89449
City/State/Zip:

THIS SPACE FOR RECORDERS USE ONLY

EXHIBIT 'A'

LEGAL DESCRIPTION

The land referred to herein is situated in the state of Nevada, county of Douglas,, described as follows:

An undivided 1/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

PARCEL 1: Unit B, of lot 67 shown on the map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of lot 67, 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 Page 262, as File No. 76345.

PARCEL 2: TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 67 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of Lot 67, 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 262, as File No. 76345.

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. 37101, 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", 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(s)) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration

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Order No. 09002337

Containing

- (i) Two Bedrooms
- (ii) Two Bedrooms with a Loft

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

USE GROUP I hereby conveyed to Grantee(s), and during and 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 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 to convey the remaining undivided interests and reserved used and occupancy rights as Time Sharing Interest.

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, Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088,

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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.

Assessors Parcel No. ~~4000000~~

1319-30-635-002

REQUESTED BY
Salvo Village Condo
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 JUN 16 AM 9:49

WERNER CHRISTEN
RECORDER

\$ *17.00* PAID *BL* DEPUTY

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