A.P.N. # A ptn of 1319-30-644-044

R.P.T.T. \$ 1.30 ESCROW NO. TS09004592/AH

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:
Ridge Tahoe P.O.A.
P.O. Box 5790
Stateline, NV 89449

WHEN RECORDED MAIL TO:
Donald & Marianne Epperson
1284 Alvarado Ave.

Pacifica, CA 94044

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

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WINCHELL D. EPPERSON and RUTH A. EPPERSON, TRUSTEES of the EPPERSON FAMILY LIVING TRUST DATED August 27, 1991

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

DONALD S. EPPERSON and MARIANNE EPPERSON, Trustees of THE REVOCABLE LIVING TRUST OF DONALD S. EPPERSON AND MARIANNE EPPERSON, dated June 22, 1998

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

The Ridge Tahoe, Plaza Building, Prime Season, Week #37-077-02-02, Stateline,* 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.

DATE: June 11, 2003

* 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.

Winchell D. Epperson, Trustee

Ruth A. Epperson, Trustee

STATE OF Colfornia } ss

Signature_

This instrument was acknowledged before me on by Winchell D. Epperson, Trustee and

Ruth A. Epperson, Trustee

Notary Public (One inch margin around this document for Recorder's Use Only)

LINDA STEPANOVICH
Commission # 1348523
Notary Public — California
Contra Costa County
My Comm. Expires Mar 26, 2008

t for Recorder's Ose Only)

0581502

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE: An undivided 1/51st 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. 077 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 Feburary 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,
- (B) An easement for ingress, egress and public utitlty purposes, 321 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 use weeks within the SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase 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".

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.

0581502 BK0603PG14378

EXHIBIT "B" (37)

An undivided 1/51st interest tenants in common in and to that ascertain real property and improvements as follows: (A) An undivided 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 and Units 141 through 204 (inclusive) as through (inclusive) certain Condominium Plan Recorded July 14, 1988, as shown on that 182057; and (B) Unit No. 077 as shown and defined Document No. said Condominium Plan; togehter with those easements appurtenant such easements described in the Fourth Amended and thereto Share Conditions Restated Declaration of Time Covenants, Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, a.s amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, described in the as Document No. 184461, as amended, and as Recitation of Easements Affecting the Ridge Tahoe recorded February Document No. 271619, and subject to said Declarations; 24, 1992, as with the exclusive right to use said interest in Lot 37 only, for "Season" as defined in and in one week each year in the Prime accordance with said Declarations.

A portion of APN: 1319-30-644-044

THIS INSTRUMENT IS BEENO 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

REQUESTED BY

Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO. HE VADA

2003 JUN 26 AM 11: 05

WERNER CHRISTEN RECORDER

\$ 160 PAID CH DEPUTY

0581502 BK0603PG14379