

APN 42-230-01 1319-30-542-006

# GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That**

ARACELY L. OROZCO, a single woman and MARTHA G. BELTRAN, a single woman and MARTIN G. RAMIREZ AND LETICIA O. RAMIREZ, husband and wife, altogether as joint tenants

in consideration of \$10.00, lawful money of the United States of America, or other valuable consideration, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey to

ARACELY L. OROZCO, a single woman as to a 1/3 interest as tenant in common and MARTHA G. BELTRAN, a single woman as to a 1/3 interest as tenant in common and MARTIN G. RAMIREZ AND LETICIA O. RAMIREZ, husband and wife as community property, together as to a 1/3 interest as tenant in common

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

**Timeshare Week # 03-017-28**

more completely described in EXHIBIT "A" attached hereto and made a part hereof.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and any Declaration of Timeshare Covenants, Conditions and Restrictions of record.

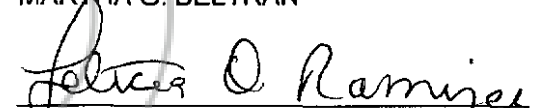
TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

IN WITNESS WHEREOF, the Grantors have executed this conveyance this 21st day of June, 2003.

  
ARACELY L. OROZCO

  
MARTHA G. BELTRAN

  
MARTIN G. RAMIREZ

  
LETICIA O. RAMIREZ

The Grantors declare: #4  
Documentary transfer tax is \$ 0.00.  
( XX ) This is a transfer to Grantors' Revocable Living Trust.  
( XX ) Exempt under NRS 375.090 (8)

**MAIL TAX STATEMENTS TO:**

Ridge Sierra  
P.O. Box 859  
Sparks, NV 89432

**WHEN RECORDED MAIL TO:**

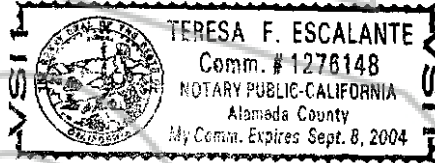
✓ Mark L. Hirsch, Esq.  
New Tech Law Group, Inc.  
40931 Fremont Blvd.  
Fremont, CA 94538

0581878

STATE OF CALIFORNIA )  
 ) SS  
County of Alameda )

On June 21, 2003, before me, TERESA F. ESCALANTE a Notary Public in and for said County and State, personally appeared **MARTIN G. RAMIREZ** and **LETICIA O. RAMIREZ**, proved to be on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Notary's Signature *Teresa F. Escalante*

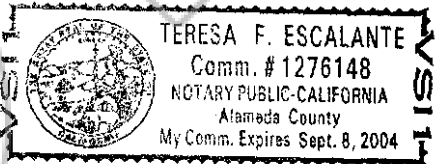


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STATE OF CALIFORNIA )  
 ) SS  
County of Alameda )

On June 21, 2003, before me, TERESA F. ESCALANTE a Notary Public in and for said County and State, personally appeared **ARACELY L. OROZCO**, proved to be on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Notary's Signature *Teresa F. Escalante*

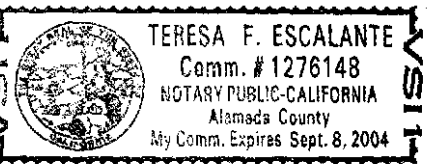


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STATE OF CALIFORNIA )  
 ) SS  
County of Alameda )

On June 21, 2003, before me, TERESA F. ESCALANTE a Notary Public in and for said County and State, personally appeared **MARTHA G. BELTRAN**, proved to be on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Notary's Signature *Teresa F. Escalante*



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**EXHIBIT "A"**

Time Interest No. 03-017-28

A timeshare estate comprised of:

**PARCEL 1:**

An undivided 1/51st interest in and to that certain condominium estate described as follows:

(a) An undivided 1/8th interest, as tenants in common, in and to the Common Area of Lot 2 of TAHOE VILLAGE Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. A1, as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas, as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

**PARCEL 3:**

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above, during one "use week" within the PRIME "use season" as that term is defined in the Second Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

**PARCEL 4:**

A non-exclusive easement for encroachment, together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

**APN 42-230-01**

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REQUESTED BY  
*New Tech Law Group*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2003 JUN 30 AM 9: 53

WERNER CHRISTEN  
RECORDER

16<sup>00</sup> PAID *KJ* DEPUTY

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