

15'

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

2003 DEC 10 PM 2:50

WERNER CHRISTEN
RECORDER

\$ 15⁰⁰ PAID KJ DEPUTY

APN 1319-30-712-001

Prepared by and return to:
James P. Tarpey, Esq.
Timeshare Closings, Inc.
321 East Main Street Suite 201
Bozeman, MT 58715

R.P.T.T. \$ 3⁹⁰

GRANT DEED

THIS DEED, shall operate to transfer title from SANDRA J. WOODRUFF an unmarried woman and GLORIA F. ABEYTIA an unmarried woman, whose address is 4443 West Conda Court, Litchfield Park, AZ 85340 ("Grantor(s)"), to DANIEL FANNIN, whose address is 4112 Dauphine Dr., Austin, TX 78727 ("Grantee(s)")

WITNESS, that the Grantor(s), for and in consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the GRANTEE(S), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas and the State of Nevada, described as follows:

A portion of APN: 1319-30-712-001

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1-14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31° 11' 12" East 81.16 feet; thence South 58° 48' 39" West 57.52 feet; thence North 31° 11' 12" West 83.00 feet' thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18° 23' 51", an arc length of 57.60 feet the chord of said curve bears North 60° 39' 00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in ODD- numbered years in accordance with said Declaration. Subject to any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997, as Document no. 0425591, Book 1197, Page 0678, Official Records of Douglas County Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right title interest, claim

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and demand whatsoever of the GRANTOR(S), either in law or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the GRANTEE(S) its successors and assigns, against all and every person or persons lawfully claiming the whole or part thereof, by, through or under GRANTOR(S).

IN WITNESS WHEREOF, the GRANTOR(S) have caused this deed to be executed on:

DATE: 7/17/03

GRANTOR(S):

Sandra J. Woodruff
Sandra J. Woodruff

Gloria F. Abeytia
Gloria F. Abeytia

Signed, sealed and delivered in the presence of:

STATE OF ARIZONA)

COUNTY OF Maricopa)

On this 17TH day of July, 2003, before me, a Notary Public the above personally appeared SANDRA J. WOODRUFF & GLORIA F. ABEYTIA, before me who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

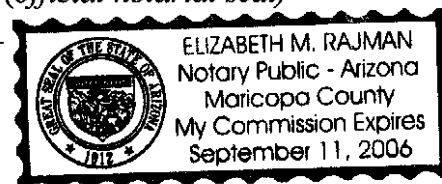
WITNESS my hand and official seal.

Signature: Elizabeth M. Rajman

Printed Name: ELIZABETH M. RAJMAN

A Notary Public in and for said State
My Commission Expires: 09/11/2006

(official notarial seal)



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