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REQUESTED BY
JA Russo Enterprises
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

PTN APN 1318-30-542-005

2004 JAN 12 AM 10:28

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID KJ DEPUTY

R.P.T.T. \$ 5⁸⁵

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That JOHN RUSSO AND JOANNE RUSSO,
husband and wife,

in consideration of TEN DOLLARS (10.00) and other valuable consideration, the receipt
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND
CONVEY TO:

J.A. RUSSO ENTERPRISES, a California Corporation

all that certain real property situate in the County of Douglas, State of Nevada, being
more particularly described on EXHIBIT "A" attached hereto and, by this reference,
made a part hereof.

TOGETHER WITH, all and singular, the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining.

WITNESS _____ hand this 16 day of December,
2003.

[Signature]
JOHN RUSSO

[Signature]
JOANNE RUSSO

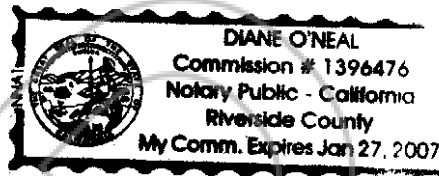
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STATE OF California)
)ss:
COUNTY OF Riverside)

This instrument was acknowledged before me on Dec. 16th
2003, by John Russo and Joanne Russo

Diane O'Neal
NOTARY PUBLIC



When Recorded Mail To
✓ J.A. Russo Enterprises
4197 Brockton Ave.
Riverside, CA 92501

Mail Tax Statements To:
Ridge Sierra
P.O. Box 859
Sparks, NV 89432

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EXHIBIT "A"

Time Interest No. 03-021-25-02

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. B1, 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

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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.

Ptn. APN 1319-30-542-005

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