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PTN APN 1319-30-722-001

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

Prepared by and return to:  
✓ James P. Tarpey, Esq  
Timeshare Closings, Inc.  
321 E. Main St., Ste. 1-F  
Bozeman, MT 59715

2004 JAN 16 AM 9:50

WERNER CHRISTEN  
RECORDER

\$ 16<sup>00</sup> PAID KZ DEPUTY

R.P.T.T. \$ 5<sup>85</sup>

**GRANT DEED**

THIS DEED, shall operate to perform the transfer of title from, JUSTUS W. GROMME, JR and NANCY E. GROMME, as trustees of the Gromme Trust, dated October 20, 1993, whose address is 28921 San Solarie, Mission Viejo, CA 92692-4946 ("Grantor(s)"), to ELIZABETH FOX, whose address is 1010 Chatham Way, Palm Harbor, FL 34683 ("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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 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).

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

DATE: 12-1-03

**GRANTOR(S)**

~~Justus W. Gromme, Jr., trustee~~ ~~Nancy E. Gromme, trustee~~  
Justus W. Gromme, Jr., trustee Nancy E. Gromme, trustee

Signed, sealed and delivered in the presence of:

STATE OF CA.

COUNTY OF ORANGE

On this 1ST day of DECEMBER, 2003, before me, a Notary Public personally appeared JUSTUS W. GROMME, JR. & NANCY E. GROMME, 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.

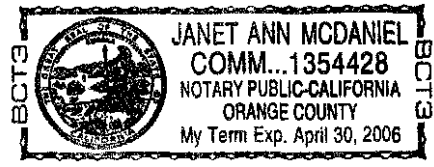
WITNESS my hand and official seal.

Signature: Janet Ann McDaniel

Printed name: JANET ANN MCDANIEL

A Notary Public in and for said State CA. (official notary seal)

My Commission Expires: 4-30-06



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## Legal Description

### A Timeshare Estate Comprised of:

#### Parcel One:

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

- (A) An undivided 1/20<sup>th</sup> interest as tenants-in-common, in and to Lot 32 of Tahoe Village Unit No. 3, Fifth-Amended Map, Recorded October 29, 1981 as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all Official Records of Douglas County, State of Nevada. Except therefrom Units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (B) Unit No.: 101 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

#### 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 modification thereof recorded September 28, 1973, as Documents 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, egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by the Certificate of Amendment.

#### 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, M.D.M., and;
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

#### PARCEL FIVE:

The Exclusive right to use said Unit 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 during ONE "USE WEEK" within the PRIME "USE SEASON", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records, Douglas County, State of Nevada.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

EXHIBIT "A"

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