

A portion of APN: 1319-30-723-014  
RPTT \$ 15.60 / TS09005014 - #33-133-29-01  
**RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION**  
**GRANT, BARGAIN, SALE DEED**

2004 APR 30 AM 10:48

WERNER CHRISTEN  
RECORDER

\$16<sup>00</sup> PAID *Kg* DEPUTY

THIS INDENTURE, made **March 31, 2004** between Louis D. Romanello and Grace M. Romanello, Husband and Wife, and Theodore Olson, who acquired title as Theadore Olson and Susan Olson, Husband and Wife and Michael Francesconi, an unmarried man, and Sharon Sequeira, a married woman, who acquired title as Michael Francesconi, and Sharon Francesconi, husband and Wife, and Louis J. Romanello, a married man and Mylene Nash, a married woman, who acquired title as Louis J. Romanello and Mylene Romanello, Husband and Wife Grantor, and TINA POWELL and STEPHEN POWELL, wife and husband as joint tenants with right of survivorship, Grantee;

**WITNESSETH:**

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference;

TOGETHER with the tenements, hereditament 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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

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

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

STATE OF NEVADA	)	Grantor:	<u>Louis D Romanello</u> <del>Trustee</del> By Resort Realty
	)		<u>LLC a Nevada Limited Liability Company</u>
COUNTY OF DOUGLAS	)	SS	<u>its Attorney-In-Fact by Marc BPS</u>
	)		<u>Authorized Agent and</u>
			Louis D. Romanello, Trustee By: Resort Realty, LLC, a
			Nevada Limited Liability Company, its Attorney-In-Fact by
			Marc B. Preston, Authorized Agent and
			<u>Grace M Romanello</u> <del>Trustee</del> By Resort Realty
			<u>LLC a Nevada Limited Liability Company</u>
			<u>its Attorney-In-Fact by Marc BPS</u>
			<u>Authorized Agent and</u>
			Grace M. Romanello, Trustee By: Resort Realty, LLC, a
			Nevada Limited Liability Company, its Attorney-In-Fact by
			Marc B. Preston, Authorized Agent and
			<u>Sharon Sequeira</u> By Resort Realty LLC
			<u>A Nevada Limited Liability Company its</u>
			<u>Attorney-In-Fact by Marc BPS</u>
			<u>Authorized Agent and</u>
			Sharon Sequeira, By: Resort Realty, LLC, a Nevada Limited
			Liability Company, its Attorney-In-Fact by Marc B. Preston,
			Authorized Agent and

0611869

BK0404 PG15354

Louis J. Romanello By Resort Realty LLC a  
Nevada Limited Liability Company, its  
Attorney-In-Fact by Marc B. Preston  
Authorized Agent and

Louis J. Romanello, By: Resort Realty, LLC, a Nevada  
Limited Liability Company, its Attorney-In-Fact by Marc B.  
Preston, Authorized Agent and

Michael Francesconi By Resort Realty LLC  
A Nevada Limited Liability Company, its  
Attorney-In-Fact by Marc B. Preston  
Authorized Agent and

Michael Francesconi, By: Resort Realty, LLC, a Nevada  
Limited Liability Company, its Attorney-In-Fact by Marc B.  
Preston, Authorized Agent and

Mylene Nash By Resort Realty LLC  
A Nevada Limited Liability Company its  
Attorney-In-Fact by Marc B. Preston  
Authorized Agent and

Mylene Nash, By: Resort Realty, LLC, a Nevada Limited  
Liability Company, its Attorney-In-Fact by Marc B. Preston,  
Authorized Agent and

Theodore Olson By Resort Realty LLC  
A Nevada Limited Liability Company its  
Attorney-In-Fact by Marc B. Preston  
Authorized Agent and

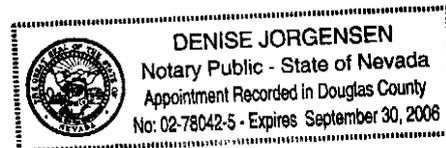
Theodore Olson, By: Resort Realty, LLC, a Nevada Limited  
Liability Company, its Attorney-In-Fact by Marc B. Preston,  
Authorized Agent and

Susan Olson By Resort Realty  
LLC A Nevada Limited Liability Company  
its Attorney-In-Fact by Marc B. Preston  
Authorized Agent

Susan Olson, By: Resort Realty, LLC, a Nevada Limited  
Liability Company, its Attorney-In-Fact by Marc B. Preston,  
Authorized Agent

This instrument was acknowledged before me on 4/29/04 by Marc B. Preston, as the  
authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for  
Louis D. Romanello and Grace M. Romanello and Sharon Sequeira and Louis J. Romanello and Michael  
Francesconi and Mylene Nash and Theodore Olson and Susan Olson,

Denise Jorgensen  
Notary Public



WHEN RECORDED MAIL TO  
**Tina Powell & Stephen Powell**  
420 REBECCA DR.  
PETALUMA, CA 94952

MAIL TAX STATEMENTS TO:  
Ridge Tahoe Property Owner's Association  
P.O. Box 5790  
Stateline, NV 89449

0611869

BK0404PG15355

**EXHIBIT "A"**

**(33)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 133 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32 or 33 only, for one week each year in the Swing "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-723-014

0611869

BK0404PG15356