

15'

REQUESTED BY
Daniel Fannin
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

A Portion of APN: 1319-30-644-002
37-040-32-71

2004 MAY 18 AM 10: 25

Prepared by and return to:

WERNER CHRISTEN
RECORDER

✓ Daniel Fannin, II
4212 Dauphine Drive
Austin, TX 78727

\$ 15.00 PAID 38 DEPUTY

RPTT: \$7.80

GRANT DEED

THIS DEED, shall operate to transfer title from the Grantor(s), DANIEL FANNIN, II and JULIA FANNIN, to the Grantee, whose name is CARL JAMES DABRUZZI, whose address is 1745 Meadow View Court, Hastings, Minnesota 55033.

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, 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, whose address is:

The Ridge Tahoe Property Association
400 Ridge Club Drive
Stateline, NV 89449

Whose legal description is:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13th 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 040 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 Lot 37 only, for one week every other year in the ODD - numbered years in the PRIME "Season" as defined in and in accordance with said Declarations.

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Owner #3704032A

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,

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covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the GRANTEE 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 May 12, 2004.

GRANTOR(s):

Daniel Fannin II
Daniel Fannin, II

Julia Fannin
Julia Fannin

Signed, sealed and delivered in the presence of:

STATE OF TEXAS
COUNTY OF TRAVIS

On this 12th day of May, 2004, before me, a Notary Public the above personally appeared DANIEL FANNIN, II and JULIA FANNIN, before me who is known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the above instrument and acknowledged that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

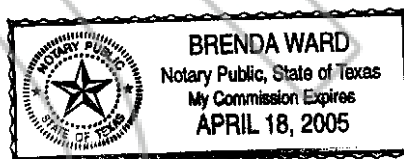
WITNESS my hand and official seal.

Signature: *Brenda Ward*

Printed Name: BRENDA WARD

A Notary Public in and for said State

My Commission Expires: April 18, 2005



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