

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

A portion of APN: 1319-30-645-003
RPTT \$ 35.10 / TS09005116 - #42-297-30-01
RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION
GRANT, BARGAIN, SALE DEED

2004 AUG -3 AM 10:30

WERNER CHRISTEN
RECORDER

\$15⁵⁰ PAID *KJ* DEPUTY

THIS INDENTURE, made July 21, 2004 between Russell L. Cerda, a Married Man* and Karen A. Sharpe, an Unmarried Woman, Grantor, and Dianna L. Batt and Fred Batt, Wife and Husband as Joint Tenants with Right of Survivorship Grantee;

* who acquired title as an unmarried man 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

COUNTY OF DOUGLAS

Grantor:

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*Russell L. Cerda By Resort Realty LLC **
Nevada Limited Liability Company its
Attorney-In-Fact by Marc B. Preston
Authorized Agent

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

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

Karen A. Sharpe, 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 7/27/04 by Marc B. Preston, as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for Russell L. Cerda, a Married Man and Karen A. Sharpe, an Unmarried Woman

Denise Jorgensen
Notary Public



WHEN RECORDED MAIL TO
Dianna L. Batt and Fred Batt
101 Timson Ct.
Folsom, CA 95630

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

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EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 297 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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