This document was prepared by (and when recorded return to):

O'Connell & Bouman, P.C.

3573 E. Sunrise Dr. #125

Tucson, Arizona 85718
(520) 615-9802

Above this line reserved for recorder's use only

Assessor's Parcel No. 42-010-40

1319-30-645-003

**GRANT DEED** 

RP.T.T. S

REQUESTED BY

## KNOW BY ALL MEN PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Bette E. Milne, an individual, hereinafter referred to as "Grantor," does hereby grant, bargain, sell and convey to Bette E. Milne, as Trustee of The Bette L. Milne Revocable Trust, dated August 6, 2004, hereinafter the "Grantee," all of her right, title and interest in and to the following, lying in the County of Douglas, State of Nevada:

See EXHIBIT A attached hereto and made a part hereof.

Prior document referenced was recorded in Book 0697, Pages 4243-4244, Document No. 0415554, of the Recorder of Douglas County, State of Nevada.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD TOGETHER all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns, forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

0623481 BK0904PG01816

Witness Grantor's hand this 24th day of August, 2004.
Lette L'Milue
/Bette L. Milne
STATE OF ARIZONA )
County of Pima ) ss:
This instrument was acknowledged before me on this 24 day of Avinst , 2004 by Bette L. Milne.
DANIEL H. O'CONNELL NOTARY PUBLIC-ARIZONA Notary Public
PIMA COUNTY  My Comm. Exp. April 28, 2007  Notary Public

Grantor Name, Address and Phone:

Grantee Name, Address and Phone:

Bette L. Milne 8601 E. Rancho Circle Tucson, Arizona 85718 (520) 721-8986 The Bette L. Milne Revocable Trust Bette L. Milne, Trustee 8601 E. Rancho Circle Tucson, Arizona 85718 (520) 721-8986

SEND TAX STATEMENTS TO GRANTEE

## **EXHIBIT A**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths 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. 291 as shown and defined on said map; together 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 of 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, 13<sup>th</sup> 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 13<sup>th</sup> 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.

A portion of APN: 42-010-40