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REQUESTED BY
Beverlee McGrath
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 NOV 23 AM 8:50

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID K2 DEPUTY

✓ After Recording Return to:)
Charles & Beverlee McGrath)
5011 West Gonzales Road)
Oxnard, Calif 93030)

Send Tax Statements to (Grantee Name and)
Address):)

_____)
_____)
_____)

PTN APN B19-30-644-083

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GRANT, BARGAIN AND SALE DEED
(Individual)

R.P.T.T. \$ 3⁹⁰

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Charles R. McGrath and Beverlee McGrath, Husband and Wife, hereinafter referred to as "Grantor(s)", whether one or more, do(es) hereby grant, bargain, sell, and warrant unto John Charles McGrath and Monica McGrath, Husband and Wife, as joint tenants with rights of survivorship, hereinafter "Grantee(s)", whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit: more particularly described on Exhibit "A" of which is attached hereto and incorporated herein by this reference:

TOGETHER with 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Rights, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No.

0630126

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96758, Liber284, Page 5202, Official Records of Douglass County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD same unto Grantee(s), and unto Grantee(s) heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR(S) hereby covenant with GRANTEE(S) that Grantor(s) are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor(s) have 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.

The property herein conveyed is not a part of the homestead of Grantors and the conveyance is joined by both Husband and Wife.

If the Grantee(s) are Husband and Wife, then also TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the 3rd day of November, 2004

Beverlee M McGrath
Grantor | Beverlee McGrath

Charles R McGrath
Grantor | Charles R, McGrath

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STATE OF California
COUNTY OF Ventura

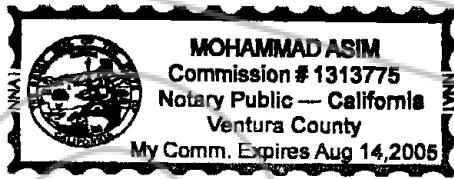
This instrument was acknowledged before me on November 3, 04 (date) by Charles & Beverlee McGrath (name(s)).

Mohammad Asim
Notary Public, State of California

Printed Name: Mohammad Asim

(Seal)

Commission Expires:
August 14, 05



STATE OF Ca.
COUNTY OF Ventura

This instrument was acknowledged before me on 11-3-04 (date) by _____ (name(s)).

Ca.
Notary Public, State of _____

Printed Name: _____

(Seal)

Commission Expires:
8-14-05

Grantor(s) Name, Address and phone:
Charles R. & Beverlee McGrath
5011 W. Gonzales Road
Oxnard, Ca. 93036
Charles R. McGrath
Beverlee McGrath

Grantee(s) Name, Address and Phone:
John C. & Monica McGrath
7017 Sonora Court
Ventura, Ca. 93003

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A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 183 as shown and defined on said Condominium Plan.

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 the modifications thereof recorded September 28, 1973 as Document 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 and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harish 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, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use weeks within the PRIME SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

Portion of Parcel No. 42-287-04

REQUESTED BY
STEWART TITLE & TRUST COMPANY
OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

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SUZANNE BEAUREGARD
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