

OFFICIAL RECORD

Requested By:

STEWART TITLE

A portion of APN: 1319-30-721-009  
RPTT \$ 17.55 / TS09005297 - #31-089-21-01  
RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION  
GRANT, BARGAIN, SALE DEED

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0105 PG- 1823 RPTT: 17.55



THIS INDENTURE, made November 30, 2004 between Ronald D. Bjorklund and Della Bjorklund, Husband and Wife, Grantor, and Nikolai Bautin and Brita Helen Bautin, Husband and Wife 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>Ronald D. Bjorklund By Resort Realty LLC</u>
	)	<u>a Nevada Limited Liability Company its</u>
COUNTY OF DOUGLAS	) SS	<u>Attorney-In-Fact by Marc B. Preston</u>
	)	<u>Authorized Agent and</u>
		Ronald D. Bjorklund, By: Resort Realty, LLC, a Nevada Limited Liability Company, its Attorney-In-Fact by Marc B. Preston, Authorized Agent and
		<u>Della Bjorklund By Resort Realty LLC</u>
		<u>a Nevada Limited Liability Company its</u>
		<u>Attorney-In-Fact by Marc B. Preston</u>
		<u>Authorized Agent</u>
		Della Bjorklund, 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 1/4/05 by Marc B. Preston, as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for Ronald D. Bjorklund and Della Bjorklund, Husband and Wife

Denise Jorgensen  
Notary Public



WHEN RECORDED MAIL TO  
Nikolai Bautin and Brita Helen Bautin  
127 Banbury Way  
Benicia, CA 94510

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

**EXHIBIT "A"**

**(31)**

**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 31 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 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. 089 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, 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.**

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