A.P. No.

1319-30-542-024

Escrow No.

600178-ML

Title No.

R.P.T.T. \$

9.75

WHEN RECORDED MAIL TO:

Urban Cat Enterprises, Inc. **28457** Old Spanish Trail Santa Clarita, Ca. 91390

MAIL TAX STATEMENT TO: Same as above

DOC # 0633851
01/06/2005 10:58 AM Deputy: PK
OFFICIAL RECORD
Requested By:
FIDELITY NATIONAL TITLE CO
OF CA
Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00 BK-0105 PG-1924 RPTT: 9.75



# GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michael G. Murakami, a single man

do(es) hereby GRANT, BARGAIN and SELL to Urban Cat Enterprises, Inc., a California Corporation

the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EHXIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Date: December 8, 2004

STATE OF NEVADA

COUNTY OF St. Clair

Michael G. Murakami

On <u>December 28, 2004</u> before me, <u>Tanna Gryzmala</u> Personally appeared <u>Minael E. Murakami</u>

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the

person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

OFFICIAL SEAL
TANNA GRYZMALA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPINES:0026/07

## Exhibit "A"

A Timeshare Estate Comprised of:

#### PARCEL 1:

An undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

- (a) An undivided 1/8<sup>th</sup> interest as tenants-in-common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said common area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas Count, State of Nevada
- (b) Unit No. A4 as shown and defined on said Condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

## PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408 of Official Records of Douglas County, State of Nevada and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records Douglas County, State of Nevada.

#### PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "Use Week" within the PRIME "use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the CC&R's). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

### PARCEL 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A Portion of 1319-30-542-024

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BK- 0105 PG- 1925 01/06/2005