

DOC # 0638144  
03/04/2005 10:24 AM Deputy: KLJ  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE

A portion of APN: 1319-30-644-001  
RPTT \$ 9.75 / #37-039-49-72  
RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION  
GRANT, BARGAIN, SALE DEED

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0305 PG- 1607 RPTT: 9.75



THIS INDENTURE, made February 24, 2005 between Ridge Tahoe Property Owner's Association, a Nevada non-profit corporation, Grantor, and Keith B. Hellstrom and Heidi G. Hellstrom, 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 )  
 ) SS  
COUNTY OF DOUGLAS )

Grantor:  
Ridge Tahoe Property Owner's Association,  
a Nevada Non-Profit Corporation  
BY: Resort Realty, LLC, a Nevada Limited  
Liability Company, its Attorney-In-Fact

\_\_\_\_\_  
Marc B. Preston, Authorized Agent

This instrument was acknowledged before me on 3/1/05  
by Marc B. Preston, as the authorized signer of Resort Realty LLC, a  
Nevada Limited Liability Company as Attorney-In-Fact for the Ridge  
Tahoe Property Owner's Association, a Nevada non-profit corporation.

\_\_\_\_\_  
Notary Public



WHEN RECORDED MAIL TO  
Keith B. Hellstrom and Heidi G. Hellstrom  
41 Warner Pond Ln.  
Hebron, CT 06248

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

EXHIBIT "A"

(37)

An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 039 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 Lot 37 only, for one week every other year in the ODD -numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

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