

OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE CO OF NEVADA

AND WHEN RECORDED MAIL TO:

JEFFERY ROBERT ERHART
4031 MARBLEHEAD DRIVE
SAN RAMON, CA 94583

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 2 Fee: 15.00
BK-0405 PG- 1989 RPTT: # 9



Title Order No. 801-21990052
Escrow No. 119105

Space above this line for Recorder's use

A.P.N. 1318-15-111-047

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

City Transfer Tax is \$0.00

County Transfer Tax is NONE DUE PARENTS TO CHILD (#9)

- () Computed on the full consideration or value of property conveyed
- OR
- () Computed on the full consideration or value less liens or encumbrances remaining at time of sale
- (X) Unincorporated Area, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WAYNE A. BRUCE and BARBARA ERHART BRUCE, HUSBAND AND WIFE

hereby GRANT(S) to JEFFERY ROBERT ERHART, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the real property in the Unincorporated Area, County of Douglas, State of NEVADA, described as:
Commonly known as: 191 LAKE SHORE BLVD, UNIT 98, ZEPHYR COVE, Nevada 89448

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

Dated: April 1, 2005

STATE OF CALIFORNIA)
COUNTY OF Ventura)ss

On April 1, 2005 before me

JOHN C HIGBIE

Personally appeared Wayne A Bruce
and Barbara Erhart Bruce

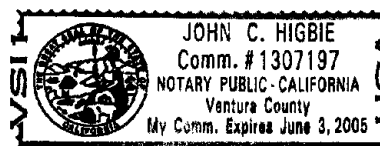
Wayne A Bruce
WAYNE A. BRUCE

Barbara Erhart Bruce
BARBARA ERHART BRUCE

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.

Signature John C Higbie



DESCRIPTION

All that real property situated in the County of Douglas , State of Nevada, bounded and described as follows:

PARCEL 1:

LOT 98 AS SHOWN ON THE OFFICIAL PLAT OF "PINEWILD UNIT NO. 2, A CONDOMINIUM, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, ON OCTOBER 23, 1973, AS DOCUMENT NO. 69660.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF THOSE CERTAIN PATIO AREAS ADJACENT TO SAID UNITS DESIGNATED AS "RESTRICTED COMMON AREA" ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE.

PARCEL 3:

AN UNDIVIDED INTEREST AS TENANTS IN COMMON AS SUCH INTEREST IS SET FORTH IN BOOK 377, AT PAGE 417 THRU 421, OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 11 1974, IN BOOK 374 OF OFFICIAL RECORDS AT PAGE 193, AND SUPPLEMENT TO AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 9, 1977 IN BOOK 377 OF OFFICIAL RECORDS AT PAGE 411, ON LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL NO. 1 ABOVE, AND EXCEPTING UNTO GRANTOR NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE, AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITION, AND RESTRICTIONS.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE, AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITION, AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY, DESCRIBED IN THE DESCRIPTION OF PARCEL NO. 3, ABOVE.

