

16'

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OFFICIAL RECORD

Requested By:
HOLIDAY TRANSFER

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0605 PG- 9945 RPTT: 21.45



PTN APN: 1319-30-723-007
THIS DOCUMENT PREPARED BY AND
WHEN RECORDED MAIL TO:
HOLIDAY TRANSFER SERVICES
3605 Airport Way S. #200
Seattle, Washington 98134

Mail Tax Statements To:
Ridgeview POA
P.O. BOX 5368
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED
The Ridge Tahoe

Interval No.331274001

21-45
R.P.T.T. \$19.50

THE GRANTOR, Frank Elizondo and Veronica Elizondo, Husband and wife as Joint Tenants with right of survivorship, whose address is 5585 Rippon Rd., Valley Springs, CA 95252

That Grantor, in consideration of TEN DOLLARS (\$10.00), Lawful money of the United States of America, 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 situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

THE GRANTEE, Kamyar Mahboubi and Melody Mahboubi, husband and wife, Joint Tenants with right of survivorship, whose address is 9629 Brighton Way, 2nd floor, Beverly Hills, CA 90210

TOGETHER with the tenements, hereditaments 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 Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration's 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 the appurtenances, unto the said Grantee and their assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first hereinabove written.

EXHIBIT 'A'

PARCEL 1:

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

- (A) An undivided 1/20th interest as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3 as shown on the 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, all of Official Records of Douglas County, State of Nevada. Except therefrom Units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982 as Document No. 70305 of Official Records.
- (B) Unit No. 127 as shown and defined on said Condominium Plan.

PARCEL 2:

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 3:

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 – Fifth Amended Map as corrected by said Certificate of Amendment.

PARCEL 4:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed 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 M.D.M.
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth Amended Map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada.

PARCEL 5:

The exclusive right to use said UNIT 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 during ONE "USE week" within the WINTER "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.



Date: June 14, 2005

Frank Elizondo *[Signature]*

Frank Elizondo by Holiday Resales, Inc. a
Washington Corporation, Alan Renberger, COO, as
Attorney in fact

Veronica Elizondo *[Signature]*

Veronica Elizondo by Holiday Resales, Inc. a
Washington Corporation, Alan Renberger, COO, as
Attorney in fact

Individual Acknowledgment

State of Washington)
County of King)

I hereby certify that I have satisfactory evidence that Alan Renberger to be known to be the individual described in and who executed the foregoing instrument for Holiday Resales, Inc., as the COO and also as Attorney in Fact for **Frank Elizondo and Veronica Elizondo** and acknowledge that he signed the same as his free and voluntary act for Holiday Resales, Inc. and also as his free and voluntary act as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not insane.

Date: 6-14-05

Carolyn C Ford *[Signature]*

Notary Sign Above

Notary Print Name Here CAROLYN C FORD

Notary Public in and for said State

My appointment expires 10-9-07

