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DOC # 0651708
08/09/2005 08:19 AM Deputy: KLJ

OFFICIAL RECORD

Requested By:
DAVID HAGEMAN

Assessor's Parcel Number: PTN 1319-30-724-066

Recording Requested By:

✓ Name: David Hageman

Address: 539 N. Duncanville Rd.

City/State/Zip Cedar Hill, TX 75104

Real Property Transfer Tax: \$7.80

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0805 PG- 4094 RPTT: 7.80



Grant, Bargain, Sale Deed
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, MADE THIS 26 DAY OF July, 2005 BETWEEN
Estate of Rita Hageman, Ms. Linda Sheets, Executor, GRANTOR, AND David J Hageman,
GRANTEE;

WITNESSETH:

That Grantor, in consideration for the sum 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 of Grantor's undivided right, title and interest, in and to that certain property located and situated in Douglas County, State of Nevada, more particularly described in Exhibit "A" attached hereto, incorporated herein by reference and made a part hereof for all purposes.

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, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, conditions and Restrictions recorded February 14, 1984, and Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, 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 the appurtenances, unto the said Grantee and here assigns forever.

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

Estate of Rita Hageman
Ms. Linda Sheets, Executor

Ms. Linda Sheets, Executor
GRANTOR



STATE OF Texas
COUNTY OF McLennan

On this 26 day of July, 2005, personally appeared before me, a Notary Public, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged that he executed the document for the purposes and consideration therein expressed.

Jean Lathern
NOTARY PUBLIC



NAME OF NOTARY PRINTED OR TYPED

My Commission Expires: 10/7/08

**AFTER RECORDING, PLEASE RETURN TO:
DAVID J HAGEMAN
539 N DUNCANVILLE RD
CEDAR HILL, TX. 75104**



DOUGLAS COUNTY

EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/31st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156983 of Official Records of Douglas County, State of Nevada. Except therefrom Units #81 to #30 as shown and defined on that certain Condominium Plan recorded June 23, 1987 as Document No. 156983 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 015 as shown and defined on said Condominium Plan.

PARCEL TWO:

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. 63895, 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. 69863 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 THREE:

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, 49, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Marich Tahoe Developments in deed re-recorded December 9, 1981, as Document No. 63826, being over a portion of Parcel 26-A (described in Document No. 91112, recorded June 17, 1976) in Section 39, Township 13 North, Range 19 East, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156984 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

A Portion of APN 42-261-15

REQUESTED BY
STEPHEN TITTE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'89 JUN 18 P1-26

SUZANNE JEANDEAU
RECORDER 194578
sb PAID DEPUTY
6/18/89 PAGE 1970

