

OFFICIAL RECORD

Requested By:
SULLIVAN LAW OFFICES

✓ RETURN RECORDED DEED TO:
Sullivan Law Offices
1650 N. Lucerne, Suite 201
Minden, NV 89423

APN: a portion of 1319-30-644-094

NRS 375.090 Transfer Tax
Exemption No. 6

Mail tax bill to: Same

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0805 PG-10756 RPTT: # 7



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 28th day of July, 2005, by and between PEGGY SIU-SEAL, the duly appointed special administrator of the ESTATE OF YEN TZE-HSING SIU, deceased, grantor; and PEGGY SIU-SEAL and MICHAEL H.W. SIU, Co-Trustees of the YENTZE 'HSING SIU 1998 TRUST, grantees.

W I T N E S S E T H:

That the grantor, without consideration, do by these presents grant, bargain, transfer, sell and convey to the grantees, and to their successors and assigns, any and all interest, without limitation, including spousal and community property interest, owned by grantor in that certain real property, with improvements located thereon, further including all mineral, oil, gas, timber, logging and water rights belonging or in any way appertaining to said real property, situate in Douglas County, State of Nevada, commonly known as The Ridge Tahoe, and more particularly described as:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anyway appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof;

TO HAVE AND TO HOLD, all and singular the premises, together with the appurtenances, unto the said grantees, and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance, effective the day and year first above written.

Peggy Siu
PEGGY SIU-SEAL,
Special Administrator

State of CALIFORNIA)
County of SAN FRANCISCO) ss.

Before me the undersigned, a Notary Public in and for said county and state, personally appeared PEGGY SIU-SEAL who acknowledged the execution of the foregoing "GRANT, BARGAIN AND SALE DEED" this 25th day of July, 2005.

Signature: [Signature]
Notary Public

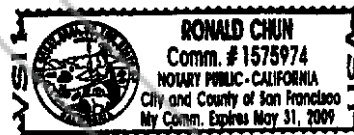


EXHIBIT A

RIDGE TAHOE PLAZA

PARCEL ONE:

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

- (A) An undivided 1/96th interest as tenants - in - common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th-Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 184 as shown and defined on said last Condominium Plan.

PARCEL TWO:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-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.B. & M.; and
- (B) an easement for ingress, egress and public utility purposed, 32' wide, the center line 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 Recorders, Douglas County, State of Nevada.

PARCEL THREE:

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within section 30, Township 13 North, Range 19 East, M.D.B. & M. 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 modification thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Recorders; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Recorders; and(3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purpose over, on and through Lots 29,30,35,39,40 and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East and M.D. B. & M. for all those purposes provided for in the Fourth Amended Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984 as Document No. 96758 and as amended from time to time of Official Recorders of Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of the Ridge Tahoe Phase Five, recorded August 18, 1988, as Document No. 184461 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 the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within in the " PRIME Season", as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

