

OFFICIAL RECORD  
Requested By:  
SULLIVAN LAW OFFICES

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 3 Fee: 16.00  
BK-0805 PG-10759 RPTT: # 7



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

APN: a portion of 1319-30-722-117

NRS 375.090 Transfer Tax  
Exemption No. 6

Mail tax bill to: Same

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 28th day of July, 2005, by and between PEGGY SIU-SEAL, Special Administrator, and MICHAEL H.W. SIU, Co-Trustees of the YENTZE 'HSING SIU 1998 TRUST, grantors; and JUDY H.M. SIU and ANNIE PFEIFER, as tenants in common, grantees.

W I T N E S S E T H:

That the grantors, 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 grantors 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 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 grantors have executed this conveyance, effective the day and year first above written.

Co-Trustees of the YEN TZE-HSING SIU 1998 TRUST.

Peggy Seal  
PEGGY SIU-SEAL, Co-Trustee,  
Grantor

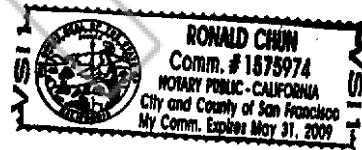
Michael H.W. Siu  
MICHAEL H.W. SIU, Co-Trustee,  
Grantor

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 and MICHAEL H.W. SIU, known by me to be the Co-Trustees of the YEN TZE-HSING SIU 1998 TRUST. who acknowledged the execution of the foregoing "GRANT, BARGAIN AND SALE DEED" this 28th day of July, 2005.

Signature: [Signature]  
Notary Public



**EXHIBIT A**  
**RIDGE TAHOE NAEGLE**

APN:

PARCEL ONE:

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

(A) An undivided 1/20th interest as tenants - in - common, in and to Lot 32 of Tahoe Village Unit No. 3. Fifth-Amended Map, recorded October 29, 1981 as Document No. 62661 all of the Official Records, Douglas County, State of Nevada. Except therefrom units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.

(B) Unit No. 116 as shown and defined on said last mentioned Map by said Certificate of Amendment.

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. 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 modification thereof recorded September 28, 1973, as document No. 63063 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 purpose over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth- Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

(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.M.; and

(B) An easement for ingress, egress and public utility purposes, 32' wide, the center line 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 FIVE:

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 SUMMER "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 "use season".

**NOTE:** For use with First Phase Deeds and Deeds of Trust on Lot 32

\*\*\*\*\*SPACE BELOW FOR RECORDER'S USE\*\*\*\*\*

