

OFFICIAL RECORD

Requested By:  
STEWART TITLE OF DOUGLAS  
COUNTY

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 3 Fee: 16.00  
BK-0905 PG-3965 RPTT: 42.90



42-257-17-82  
A Portion of APN: 1319-30- 645-003  
Documentary Transfer Tax: \$42.90  
**Mail Tax Bills To:**  
Ridge Tahoe Property Association  
P.O. Box 5790  
Stateline, Nevada 89449  
**When Recorded, Mail To:**  
Stewart Title of Douglas County  
1663 Highway 395, Suite 101  
Minden, Nevada 89423

**TRUSTEE'S DEED**

THIS DEED is made this 8 day of September, 2005, by Stewart Title of Douglas County, a Nevada Corporation, W. Shepley Curtis, Assistant Secretary, having a mailing address of 1663 Highway 395, Suite 101, Minden Nevada, 89423, herein Grantor, and SIERRA TAHOE PARTNERS, L.P., a California limited partnership, herein Grantee.

Grantor is the trustee under the certain deed of trust dated Friday, November 07, 2003 executed by LARRY CARR, an unmarried man for the benefit of SIERRA TAHOE PARTNERS, L.P., a California limited partnership having a mailing address of P.O. Box 3139, Olympic Valley, California, 96146, which deed of trust was recorded in the Official Records of the County Recorder of Douglas County, Nevada, in Book 0104 at Page 09823 as Document Number 0603188, hereinafter the Deed of Trust.

Grantor, as trustee under the Deed of Trust, did sell the Property at public auction at the time and place noticed for such sale on Thursday, September 08, 2005, to Grantee, the highest bidder, for U.S. \$10,869.30, in cash, in full or partial satisfaction of the indebtedness secured by the Deed of Trust.

Prior to said sale, a Notice of Default and Election to Sell was recorded on Friday, April 29, 2005, in Book 0405 at Page 12398 as Document Number 0643086 in the Official Records of the County in which the property is located, and a Notice of Trustee's Sale with respect to the sale of the Property was published in the Douglas County Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing , and a copy of said Notice was posted for not less than twenty (20) days at the location of the sale and also at not less than three (3) public places in the locale of the Property, namely (1) United States Post Office, Zephyr Cove, Kingsbury Substation; (2) United States Post Office, Zephyr Cove, Round Hill Substation; and (3) Douglas County Courthouse, Stateline.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey, and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to that real property located in the County of Douglas, State of Nevada, legally described as follows and herein referred to as the Property;

See Exhibit A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this Trustee's Deed to be executed in its name as of the day and year first above written.

STATE OF NEVADA )  
 ) SS  
COUNTY OF DOUGLAS )

Stewart Title of Douglas County  
a Nevada Corporation

By:   
W. Shepley Curtis, Assistant Secretary

42-257-17-82

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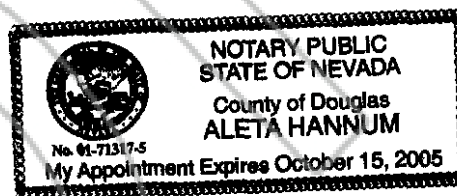
Minden, Nevada 89423

**TRUSTEE'S DEED**

On September 8 2005, personally appeared before me, a Notary Public, W. Shepley Curtis, who is the Assistant Secretary of Stewart Title of Douglas County, a Nevada corporation, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument for the purposes therein stated.



Notary Public



**EXHIBIT "A"**

**(42)**

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 257 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in EVEN - numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

**A Portion of APN: 1319-30-645-003**

