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DOC # 0663718  
12/19/2005 12:46 PM Deputy: BC

OFFICIAL RECORD

Requested By:

RESORT CLOSINGS INC

PIN: 1319-30-724-015

✓ Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
James P. Tarpey, Esq.  
705 Osterman Dr., Suite B  
Bozeman, MT 59715

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-1205 PG- 8212 RPTT: 7.80



Mail Tax Statement To:  
THE RIDGE TAHOE  
P.O. Box 5790  
Stateline, NV 89449

RPTT 7.80

## GRANT DEED

THIS DEED shall operate to perform the transfer of title from LARRY PRIETO and CAROLYN PRIETO ("Grantor(s)") to JEROME STEVEN FRANTZ and LYNN GRETA FRANTZ, husband and wife, as joint tenants with rights of survivorship, whose address is 108 Marsha Place, Lafayette, California 94549 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: Sept 19, 2005

GRANTOR(S):

Larry Prieto  
LARRY PRIETO

Carolyn Prieto  
CAROLYN PRIETO

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, CAROLYN PRIETO and LARRY PRIETO, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

A Notary Public in and for said State

My Commission Expires: \_\_\_\_\_

*Press Notarial Seal or Stamp Clearly and Firmly*



# NOTARY ACKNOWLEDGMENT

## Individual

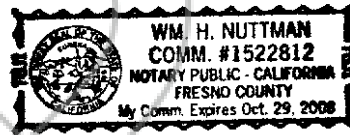
STATE OF CALIFORNIA  
 COUNTY OF FRESNO } SS.

On this 19 day of SEPTEMBER in the year 2005, before me Wm. H. NUTTMAN, a Notary Public, duly commissioned and qualified in the above said County and State, personally appeared LARRY PRIETO and CAROLYN PRIETO,  personally known to me or  proved to me on this basis of satisfactory evidence consisting of an identifying document or,  the oath of \_\_\_\_\_ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the same.

WITNESS my hand and official seal.

Wm. H. Nuttman  
 AUTOGRAPH

(Seal)



## Corporate or Partnership

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me \_\_\_\_\_, a Notary Public, duly commissioned and qualified in the above said County and State, personally appeared \_\_\_\_\_,  personally known to me or  proved to me on this basis of satisfactory evidence consisting of an identifying document or,  the oath of \_\_\_\_\_ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as \_\_\_\_\_, and that by his/her/their signature(s) on the instrument on behalf of \_\_\_\_\_, organized under the laws of \_\_\_\_\_, executed the same.

WITNESS my hand and official seal.

\_\_\_\_\_  
 AUTOGRAPH

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 PG- 8214



**EXHIBIT "A"**

**An Alternate Year Timeshare Estate comprised of:**

**Parcel One:**

An undivided 1/102nd interest in and to that certain condominium described as follows:  
An undivided 1/38<sup>th</sup> 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. 156903 of Official records of Douglas County, State of Nevada. Except therefrom Units 001 through 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas, State of Nevada.  
Unit No. 008 as shown and defined on said Condominium Plan.

**Parcel Two:**

A non-exclusive right to use the real property know 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. 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 Three:**

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said 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 and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 17, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

**Parcel Four:**

A non-exclusive easement for roadway and public utility purpose 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, -and-  
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 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 Declaration of Annexation of the Ridge Tahoe Phase Three recorded on June 22, 1987, as Document No. 156904 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 alternate use week during ODD numbered years within the "Prime Season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984 as Document No. 96758 of Official Records, as amended.

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".

Portion of Parcel No. 42-260-08

