

PTN APN 1319-30-528-005

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-0306 PG- 2545 RPTT: 3.90



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That ELDON ENGEN AND SANDRA ENGEN,
husband and wife

in consideration of TEN DOLLARS (10.00) and other valuable consideration, the receipt
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND
CONVEY TO:

JAMES MICHAEL KOEPKE AND PAMELA JEAN KOEPKE,
husband and wife as Joint Tenants
with right of survivorship

all that certain real property situate in the County of Douglas, State of Nevada, being
more particularly described on EXHIBIT "A" attached hereto and, by this reference,
made a part hereof.

TOGETHER WITH, all and singular, the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining.

WITNESS our hand this 28th day of February, 2006.


ELDON ENGEN


SANDRA ENGEN

STATE OF Minnesota)
)SS:
COUNTY OF Ramsey)

This instrument was acknowledged before me on 2-28
2006, by Eldon Engen and Sandra Engen

Theresa A. Valle
NOTARY PUBLIC



When Recorded Mail To
James & Pamela Koepke
942 Fraser Lane
Hudson, WI 54016

Mail Tax Statements To:
Ridge Sierra
P.O. Box 859
Sparks, NV 89432

EXHIBIT "A"

(Sierra 05)

05-033-17-03

A timeshare estate comprised of:

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

(A) An undivided 1/6th interest as tenants in common, in and to the Common Area of Lot 21 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(B) Unit No. A3 as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" within the Prime "use season" as that term is defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "USE WEEK" in the above referenced "use season" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-528- 005

