

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0306 PG- 8835 RPTT: 33.15

A portion of APN: 1319-30-723-018
RPTT \$33.15 / #33-137-35-02
**RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION
GRANT, BARGAIN, SALE DEED**



THIS INDENTURE, made **March 1, 2006** between **Andy Tan Nang Diep** and **Julie Nu Van Diep**, husband and wife, Grantor, and **Ross Allegretti** and **Nancy Allegretti, Husband and Wife as Joint Tenants with Right of Survivorship** Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference;

TOGETHER with the tenements, hereditament and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

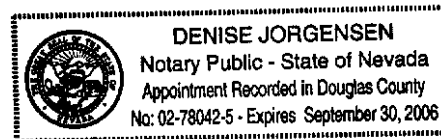
TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and Grantee's assigns forever.

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

Grantor:	<u>Andy Tan Nang Diep By Resort Realty LLC</u>
STATE OF NEVADA)	<u>Nevada Limited Liability Company its</u>
) SS	<u>Attorney-In-Fact by Marc BPS</u>
COUNTY OF DOUGLAS)	<u>Authorized Agent and</u>
	Andy Tan Nang Diep, By: Resort Realty, LLC, a Nevada Limited Liability Company, its Attorney-In-Fact by Marc B. Preston, Authorized Agent and
	<u>Julie Nu Van Diep By Resort Realty LLC</u>
	<u>Nevada Limited Liability Company its</u>
	<u>Attorney-In-Fact by Marc BPS</u>
	<u>Authorized Agent</u>
	Julie Nu Van Diep, By: Resort Realty, LLC, a Nevada Limited Liability Company, its Attorney-In-Fact by Marc B. Preston, Authorized Agent

This instrument was acknowledged before me on 3/22/06 by Marc B. Preston, as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for Andy Tan Nang Diep and Julie Nu Van Diep, husband and wife

Denise Jorgensen
Notary Public



WHEN RECORDED MAIL TO
Ross & Nancy Allegretti
31 Sunflower Dr.
Hauppauge, NY 11788

MAIL TAX STATEMENTS TO:
Ridge Tahoe Property Owner's Association
P.O. Box 5790
Stateline, NV 89449

EXHIBIT "A"

(33)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 137 as shown and defined on said Condominium Plan; 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32 or 33 only, for one week each year in the WINTER "Season" as defined in and in accordance with said Declarations.

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