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OFFICIAL RECORD

Requested By:

TIMESHARE TRANSFER INC

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-0606 PG- 9692 RPTT: 3.90



Prepared by:

Record and Return to:

Timeshare Transfer, Inc.

✓ (Without examination of title)

1850 43<sup>rd</sup> Avenue, Suite C-2

Vero Beach, FL 32960

1-877-414-9083

APN: 1319-30-616-020

## GRANT, BARGAIN & SALE DEED

### TAHOE SUMMIT VILLAGE

THIS DEED, Made this 8<sup>th</sup> day of JUNE, 2006, by

**JAMES EDWARD STRATTON and SHARON CLAIRE STRATTON, as Co-Trustees**  
under Declaration of Trust dated October 13, 1988,

of 78571 Iron Bark Drive, Palm Desert, California 92211, hereinafter called the Grantor, to

**VACATION SOLUTIONS, LLC, a Nevada Limited Liability Company,**

of 1350 17<sup>th</sup> Street, Suite 300, Denver, Colorado 80202, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

*WITNESSETH*, That said Grantor, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does by these presents, grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, Grantee's heirs, devisees, successors and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments 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, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions for **Tahoe Summit Village** recorded October 24, 1983 at Book 1083, Page 3380, as Document No. 089976, and the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded November 10, 1983 at Book 1183, Page 1211, as Document No. 090832, Official Records of Douglas County, Nevada, and which Declaration and Amendment is incorporated herein by this reference as if the same were fully set forth herein.

Being the same property conveyed to Grantors herein by document recorded September 6, 1990, in Book 990, Page 37, as Document No. 233994, Official Records of Douglas County, Nevada. Grantors are the duly authorized and acting Co-Trustees under Declaration of Trust dated October 13, 1988, which is in full force and effect and has never been revoked.

**EXHIBIT "A"**  
**DESCRIPTION SHEET**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A Time Share interest comprised of the following:

**PARCEL ONE:**

An undivided **1/51<sup>st</sup>** interest in and to that certain condominium estate described as follows:

(a) **Condominium Unit No. 11, Building B**, as set forth in the condominium map of **Lot 33, Tahoe Village Unit No. 2, Third Amended Map**, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during **ONE ( 1 ) "Use Period"** within the **SUMMER "Season"** as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as re-recorded May 24, 1983 as Document No. 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976 and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada.

(b) An undivided **1 / 11<sup>th</sup>** interest in and to the common area designated, depicted and described in the condominium map of **Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map**, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

**PARCEL TWO:**

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (**Tahoe Summit Village**) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

**PARCEL THREE:**

A non-exclusive right to use the real property known as Common Area on the official map of Tahoe Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2, 1976 as Document No. 01472 in Book 776, Page 87 of Official Records during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season.



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

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

*James Edward Stratton*

**JAMES EDWARD STRATTON,**  
Co-Trustee, Grantor  
78571 Iron Bark Drive  
Palm Desert, CA 92244

*Sharon Claire Stratton*

**SHARON CLAIRE STRATTON,**  
Co-Trustee, Grantor  
78571 Iron Bark Drive  
Palm Desert, CA 92211

STATE OF California  
COUNTY OF Riverside

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared **JAMES EDWARD STRATTON and SHARON CLAIRE STRATTON, as Co-Trustees under Declaration of Trust dated October 13, 1988,** to me known to be the persons described in and who executed the foregoing instruments and they acknowledged before me that they executed the same for the purposes and the capacity stated therein.

Personally known  Identification provided: CA Drivers License

Witness my hand and official seal in the County and State last aforesaid this 8 day of June, 2006.

*Bethany R Franz*

Notary Signature

Notary Printed

My Commission expires:

Bethany R Franz  
Jan 20, 2007

