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APN: 1319-30-645-002

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 5 Fee: 18.00  
BK-0806 PG- 1655 RPTT: 15.60



Mail Tax Statement To:  
RTPOA  
P.O Box 5721  
Stateline, NV 89449

## GRANT DEED

THIS DEED shall operate to perform the transfer of title from CALVIN J. ELLIOTT and VIRGINIA L. ELLIOTT ("Grantor(s)") to MICHAEL COWEN and ROBERTA COWEN, husband and wife, community property with right of survivorship, whose address is 1044 Erin Drive, El Cajon, CA 92020 ("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" & EXHIBIT "B"

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;

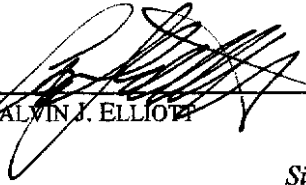
TO HAVE AND TO HOLD the same in fee simple forever.

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: 5-9-06

GRANTOR(S):

  
\_\_\_\_\_  
CALVIN J. ELLIOTT

  
\_\_\_\_\_  
VIRGINIA L. ELLIOTT

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

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

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, CALVIN J. ELLIOTT and VIRGINIA L. ELLIOTT, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

*Press Notarial Seal or Stamp Clearly and Firmly*

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

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

A Notary Public in and for said State

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



ALL-PURPOSE ACKNOWLEDGMENT

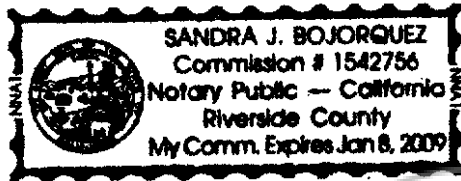
STATE OF CALIFORNIA

COUNTY OF Riverside

On 5-9-06 before me, Sandra J. Bojorquez notary public, personally appeared Calvin J. Elliott + Virginia L. Elliott personally known to me -or- proved to me on the basis of satisfactory evidence

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 instrument.

Witness my hand and official seal.



Official Notary Seal

Signature of Notary:

Handwritten signature of Sandra J. Bojorquez.

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- Individual (checked), Corporate Officers, Partner(s), Limited, General, Attorney-in-fact, Trustee(s), Guardian/conservator, Other.

SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Title Or Type Of Document: Grant Deed
Number Of Pages: 4 (four)
Date Of Document: 5-9-06
Signer(s) Other Than Named Above: NONE

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED



## EXHIBIT "A"

### PARCEL ONE:

An undivided 1/51<sup>st</sup> Interest in and to that certain condominium as follows:

- (a) An undivided 1/20<sup>th</sup> interest, as tenants – in – common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth – Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Records (b) Unit No. 136 as shown defined on said Condominium Plan.

### PARCEL TWO:

A non-exclusive right to use the real property known 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 the modifications 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, Fifth Amended Map and as a corrected by said Certificate of Amendment.

### PARCEL FOUR:

- (a) A non-exclusive easement for roadway and public utility purposes 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, M.D.M., (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5<sup>th</sup> amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada.

### PARCEL FIVE:

The exclusive right to use said Unit 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 during One "use week" within the Winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Records. The above described exclusive and non – exclusive rights may be applied to any available unit in the project, during said use week within said season.



EXHIBIT "B" (33)

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 33 as shown on TAHOE VILLAGE Unit No. 3-13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 to 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 136 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 every other year in the Winter "Season" defined in and in accordance with said Declarations.

APNS: 42-200-26

