

OFFICIAL RECORD
Requested By:
MICHELLE A GOFF

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

✓ Law Office of Michelle A. Goff
455 University Avenue, Suite 220
Sacramento, CA 95825

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0906 PG- 2169 RPTT: # 7



GRANT, BARGAIN AND SALE DEED

PINAPH: 07-130-19
PTN: 1318-26-101-006

Grant Deed (Excluded from Recapture Under Proposition 13, i.e. Calif. Const. Art 13A§1 et seq.)

THERE IS NO CONSIDERATION FOR THIS TRANSFER.
Documentary transfer tax is \$ -0- (Transfer not pursuant to a sale, no consideration, Revenue and Taxation Code §11911)
Conveyance to a Trust or Trustee not pursuant to a sale-exempt (Douglas County Ordinance 7)
___ Computed on full value of property conveyed, or ___ computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
This is a Trust Transfer under §62 of the Revenue and Taxation Code as set forth in the accompanying Preliminary Change of Ownership Form.

Grantors hereby declare that they have previously held the subject property in joint tenancy form for purposes of convenience only and that such property actually constitutes their community property. By executing this Grant Deed RONALD J. WATKINS and VIRGINIA B. WATKINS expressly intend to sever the joint tenancy pursuant to California Civil Code §683.2 and to confirm or change the character of the property as or to their community property. The parties further agree that, following this transfer to their revocable trust, the property shall remain their community property pursuant to California Family Code §761.

GRANTOR(S): RONALD J. WATKINS and VIRGINIA B. WATKINS, Husband and Wife as Joint Tenants

hereby GRANT(S) to RONALD J. WATKINS and VIRGINIA B. WATKINS, Cotrustees, or their successor(s) in trust, under the RONALD J. WATKINS and VIRGINIA B. WATKINS REVOCABLE LIVING TRUST AGREEMENT, dated August 30, 2006, and any amendments thereto

the following described real property in the incorporated area of the County of Douglas, State of Nevada:

SEE ATTACHED EXHIBIT "A" for legal description

Dated: August 30, 2006

Ronald J. Watkins

RONALD J. WATKINS, Grantor - Transferor
Virginia B. Watkins

VIRGINIA B. WATKINS, Grantor - Transferor

State of California)ss.
County of Sacramento)

On August 30, 2006, before me, JEANNIE B. SUMAIT, a Notary Public for the State of California, personally appeared RONALD J. WATKINS and VIRGINIA B. WATKINS, personally known to me or who 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 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.

Jeannie B. Sumait

Notary Public



MAIL TAX STATEMENTS TO: RONALD J. WATKINS and VIRGINIA B. WATKINS, Cotrustees
325 S. Laurel Street, Turlock, Ca 95380
This form prepared by Law Office of Michelle A. Goff, Sacramento, California

EXHIBIT "A"

Legal Description:

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenants-in-common in the following described real property (The Real Property:)

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, range 18 East, M.D.B. & M, described as follows:

PARCEL 3, as shown on that amended Parcel Map for John E. Michelsend and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278 of Official records at Page 591, Douglas County, Nevada, as Documents No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" as amended.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as document No. 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 84425, third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Document No. 89535 and fourth amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at page 3987, Official Records of Douglas County, Nevada, Document No. 161309 ("Declaration"), during a "Use Period", within the Low Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record. A portion of APN 07-130-19.

This deed is made and accepted upon all covenants, conditions, restrictions, assessments, liens, easements and other matters set forth in said Declaration of Timeshare Use and amendments thereof all of which are incorporated herein by reference.