

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0906 PG- 3967 RPTT: 3.90



APN: 1319-30-635-001
THIS DOCUMENT PREPARED BY AND
WHEN RECORDED MAIL TO: Anna Patent
HOLIDAY TRANSFER SERVICES
3605 Airport Way S. #200
Seattle, Washington 98134

Mail Tax Statements To:
Tahoe Village Condominiums
PO Box 5397
Stateline, NV 89449

Rppt: \$3.90

GRANT, BARGAIN, SALE DEED

THE GRANTOR Hedi Margaret Framm,

for and in consideration of (\$10.00) Ten Dollars and other valuable consideration the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to

THE GRANTEE Sandy Staudenmayer, single, as tenancy in severalty, whose address is 2120 S Reserve #368, Missoula, MT 59801

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 67, Unit A, Unit Group IIA

An undivided 1/50th interest as a tenant in common and to the Condominium hereafter described in two parcels:

Parcel 1: Unit A of Lot 67 as shown on the Map entitled "Tahoe Village Condominium 67", being all of Lot 64 located in Tahoe Village Subdivision Unit No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 262, as File No. 76345.

Parcel 2: Together with an undivided 1/4th interest in and to the common area of Lot 67 as shown on the Map entitled "Tahoe Village Condominium 67" being all of Lot 67 located in Tahoe Village Subdivision Unit No. 1 filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 262, as File No. 76345.

Excepting from Parcel A and Reserving unto Grantor, its successors and assigns (including all other "Owners" as defined in that certain Declaration of Covenants, Conditions and Restrictions for Time Sharing Ownership Within Tahoe Village Condominiums, a Condominiums Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37101, in Book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada) an exclusive right to use and occupy said Parcel A during all "Use Periods", and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

Parcel B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration(s)) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration Containing

(i) Two Bedroom

During the Use Period of seven (7) days and Seven (7) nights (as defined in the Time Sharing Declaration) within Use Group I hereby conveyed to Grantee(s), and during and Bonus Time used by Grantee(s). Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

Parcel C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

Reserving unto Grantor, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

Grantor hereby intends to convey to Grantee(s) a Time Sharing Interest. Grantor shall have the right to convey the remaining undivided interests and reserved used and occupancy rights as Time Sharing Interest.

The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193, in Book 90, Pages 473 to 484; modified by Instrument No. 54194, recorded August 31, 1971, in Book 90, Pages 485 and 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; instrument No. 69063 recorded September 28, 1973, Book 973, Pages 812; and Instrument NO. 01472 recorded January 2, 1976, in Book 776, Pages 087 and 088, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").

All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the Time Sharing Interest granted hereunder and inure to the benefit of the remaining Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners Thereof and Inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.

Subject to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses easements, right, rights of way and other matters of record on the date hereof.

Date: September 6, 2006

HEDI Margaret Framm by [Signature]
Hedi Margaret Framm by Holiday Transfer, Inc. a
a Washington Corporation, Alan Renberger, COO, as
Attorney in Fact

State of Washington)
County of King)Ss

I hereby certify that I have satisfactory evidence that Alan Renberger to me known to be the individual described in and who executed the foregoing instrument for Holiday Transfer, Inc., as the COO and also as Attorney in Fact for Hedi Margaret Framm and acknowledge that he signed the same as his free and voluntary act for Holiday Transfer, Inc., and also as his free and voluntary act as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not insane.

Date: 9/6/06

Anna Patent
Notary Sign Above
Notary Print Name Here ANNA Patent
Notary Public in and for said State
My appointment expires 6/29/09

