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DOC # 0699091
04/13/2007 12:15 PM Deputy: CF

OFFICIAL RECORD
Requested By:
RESORT CLOSINGS INC

APN: 1319-30-720-01 (P+n)

Prepared By and Return To:
Resort Closings, Inc.
(Without Title Examination)
James P. Tarpey, Esq.
705 Osterman Dr., Suite B
Bozeman, MT 59715

④-1

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0407 PG- 3960 RPTT: 0.00



Mail Tax Statement To:
RIDGE TAHOE PROPERTY OWNERS ASSOCIATION
PO Box 5790
Stateline, NV 89449

GRANT DEED

THIS DEED shall operate to perform the transfer of title from JOHN G. TELLEZ ("Grantor(s)") to LARRY CHRISTENSEN and DIANA CHRISTENSEN, husband and wife, as joint tenants with the right of survivorship, whose address is 1000 Fallen Leaf Court, Vacaville, CA 95687("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"

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;

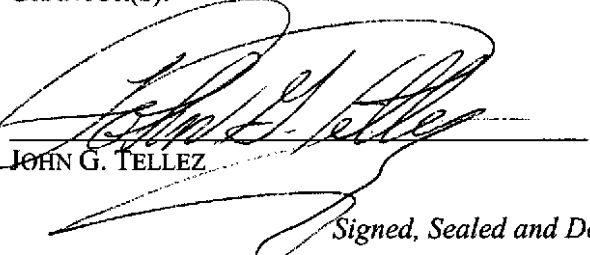
TO HAVE AND TO HOLD the same in fee simple forever.

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: 10-10-06

GRANTOR(S):


JOHN G. TELLEZ

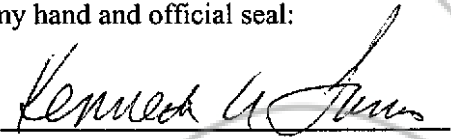
Signed, Sealed and Delivered in the Presence Of:

STATE OF: CALIFORNIA

COUNTY OF: LOS ANGELES

THE 10 DAY OF OCTOBER, 2006, JOHN G. TELLEZ, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

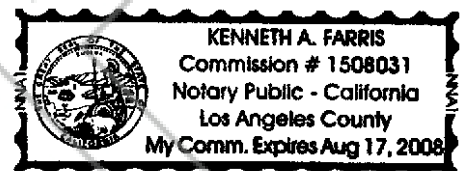
Signature: 

Printed Name: KENNETH A FARRIS

A Notary Public in and for said State

My Commission Expires: AUG 17, 2008

Press Notarial Seal or Stamp Clearly and Firmly



562-432-0730

EXHIBIT "A"

Parcel One:

An undivided 1/51 st interest in and to that certain condominium described as follows:

(A) An undivided 1/20th interest in, as tenants-in-common, in and to Lot 32 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 of Douglas County, State of Nevada, except therefrom Units 101 to 120 Amended Map as corrected by said Certificate of Amendment.

(B) Unit No 101 as shown and defined on said last mentioned map and as corrected by said Certificate of Amendment.

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 5th 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 Swing "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded January 11, 1982 as Document No. 63825 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.