



APN: 1319-30-728-001 ptn

Recording requested by:
Rita M. Trautman
and when recorded mail to:
Timeshare Closing Services, Inc.
7345 Sand Lake Road, #303
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # TA10090619

Mail Tax Statements To: Diana Christensen, 1000 Falling Leaf Court, Vacaville, CA 95687

Consideration: \$ 520.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Rita M. Trautman surviving spouse of William W. Trautman, deceased April 7, 2004, whose address is c/o 7345 Sand Lake Road, Suite 303, Orlando, FL 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Diana Christensen and Larry Christensen, husband and wife as joint tenants with rights of survivorship, whose address is 1000 Falling Leaf Court, Vacaville, CA 95687, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Document Date: April 2, 2007

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

J. Washington
Witness: T. Washington

R. M. Trautman
Rita M. Trautman, by Chad Newbold, as the true and lawful attorney in fact under that power of attorney attached herewith

L. Gainous
Witness: **LATISHA GAINOUS**

STATE OF Florida) SS
COUNTY OF Orange)

On April 2, 2007, before me, the undersigned notary, personally appeared, Chad Newbold, as the true and lawful attorney in fact under that power of attorney attached herewith for Rita M. Trautman, surviving spouse of William W. Trautman, deceased April 7, 2004, 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.

SIGNATURE: L. Gainous

My Commision Expires:

NOTARY PUBLIC - STATE OF FLORIDA
L. Gainous
Commission # DD629783
Expires: JAN. 16, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Exhibit "A"

File number: TA10090619

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

(a) An undivided 1/38th interest, as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.

(b) Unit No. 022 as shown and defined on said last 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 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

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 -and-

(B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "SWING SEASON", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

Portion of Parcel No. 42-261-22

