

OFFICIAL RECORD

Requested By:

STEWART TITLE

A portion of APN 1319-30-645-003

R.P.T.T. \$33.15

Escrow No. 6053

Time Share Interest No. 42-261-32-73

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-0907 PG- 0843 RPTT: 33.15



**The Ridge Tahoe  
GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE, made this 26th of August, 2007 between Sierra Tahoe Partners, L.P., a California limited partnership, Grantor, and together Juan M Picazo, a single man and Rosemary O. Garcia, a single woman, as joint tenants, Grantee;

**WITNESSETH:**

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

**TOGETHER** with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

**SUBJECT TO** any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

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

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

SIERRA TAHOE PARTNERS, L.P., a California limited partnership

By: GRANT WOLF INCORPORATED,

a Nevada corporation, General Partner

Tessa Debold

By: Tessa Debold  
It's Authorized Agent

STATE OF ~~California~~ Nevada

) ss.  
COUNTY OF ~~Placer~~ Washoe

On August 26, 2007, before me, Jennifer Eckroth, Notary Public, in and for said State and County, personally appeared Tessa Debold, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, WITNESS my official hand and seal.

Signature Jennifer Eckroth

My Commission Expires: ~~December 4, 2005~~  
December 29, 2008



WHEN RECORDED MAIL TO:  
Jim M. Picazo and Rosemary O. Garcia  
3156 ENSALMO AVENUE  
San Jose, CA 95118

MAIL TAX BILLS TO:  
RIDGE TAHOE PROPERTY OWNER'S  
ASSOC.  
P.O. BOX 5790  
Stateline, NV 89449

**EXHIBIT "A"**

(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 261 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in ODD-numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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