

DOC # 0711407
10/18/2007 11:10 AM Deputy: SD
OFFICIAL RECORD
Requested By:
TITLE OUTLET INC

APN: 1319-30-720-001 *ptn*

Recording requested by:
An Employee of
and when recorded mail to:
Title Outlet, Inc.
2710 Rew Circle, Suite 300
Ocoee, FL 34761

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-1007 PG- 5067 RPTT: 3.90



Escrow # G06150749

Consideration: \$212.50

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **Tyrus and Janice Matsuoka, husband and wife**, whose address is 2019 165th PL SE, Bellevue, WA 98008, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: **Thomas S. Franyovich, a widower**, whose address is 68 Rockrose Way Novato, CA 94945, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as **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: 7/19/2007

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

Beth Takekawa
Witness Printed Name BETH TAKEKAWA

Tyrus Matsuoka
Tyrus Matsuoka
Address: 2019 165th PL SE Bellevue, WA 98008

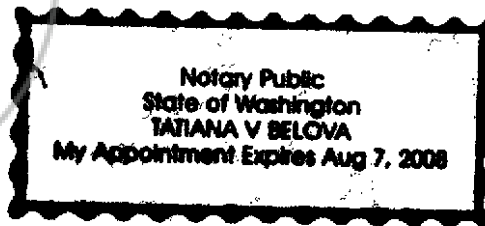
Tony To
Witness Printed Name Tony To

Janice K. Matsuoka
Janice Matsuoka
Address: 2019 165th PL SE Bellevue, WA 98008

STATE OF Washington) SS
COUNTY OF King)

On 07/19/2007, before me, the undersigned notary, personally appeared, **Tyrus and Janice Matsuoka, husband and wife**, 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: Tatiana V. Belova

My Commission Expires: 08/07/08

Mail Tax Statements To:
Timeshare Holdings Company, LLC 1001 Cooper Point Road SW # 140-223, Olympia,
Washington 98502

EXHIBIT "A"

PARCEL 1:

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

(A) An undivided 1/20th interest as tenants-in-common, in and to Lot 31 of **Tahoe Village Unit No. 3**, as shown on the 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 01 to 100 Amended map and as corrected by said Certificate of Amendment.

(B) Unit No. 095 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL 2:

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 3:

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 - Fifth Amended map**, and as corrected by said Certificate of Amendment April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL 4:

(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, 19760 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 October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 82661 of Official Records, Douglas County, State of Nevada.



PARCEL 5:

The exclusive right to use a 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 **FALL SEASON**, as said quoted term is defined in the Declaration of REstrictions, recorded Septemeber 17, 1982 as Document No. 71000 of said Official Recordsr.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project durng said use week within said "Use Season".

Escrow No. G06150749X