

A.P.N.: 1319-30-645-003 (Portion)
File No: TRAN-6272 (tp)
R.P.T.T.: \$15.60 C

DOC # 714617
12/11/2007 11:31AM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST AMERICAN - NVOD LA
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-1207 PG-2108 RPTT: 15.60



When Recorded Mail To: Mail Tax Statements To:
Richard L. Talbott and Maureen L. Talbott
206 Riviera Drive
Rio Vista, CA 94571

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kathleen A. Fultz and Dennis A. Fultz, Wife and Husband as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Richard L. Talbott and Maureen L. Talbott, Husband and Wife as Community Property with Right of Survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

AN UNDIVIDED 1/51ST INTEREST AS TENANTS IN COMMON IN AND TO THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS AS FOLLOWS: (A) AN UNDIVIDED 1/48THS INTEREST IN AND TO LOT 42 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-14TH 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. 300 AS SHOWN AND DEFINED ON SAID MAP; TOGETHER 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 OF 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 EACH YEAR 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, 13TH 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 13TH 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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/01/2007



BK-1207
PG-2109

Kathleen A. Fultz
Kathleen A. Fultz

Dennis A. Fultz
Dennis A. Fultz

STATE OF Arizona)
 : ss.
COUNTY OF Yavapai)

This instrument was acknowledged before me on November 09, 2007 by
Kathleen A. Fultz and Dennis A. Fultz.

D. Taylor
Notary Public



(My commission expires: July 11, 2010)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 01, 2007** under Escrow No. **TRAN-6272**.

