

OFFICIAL RECORD

Requested By:

CARLSON SWANSON & DUMLER

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 4 Fee: 17.00  
BK-0108 PG- 0760 RPTT: # 7



Assessor's Parcel Number: 0000-42-170-120

or 1319-30-722-008

Recording Requested By:

Name: Donald I. & Cynthia A. Pecarovich

Address: 2802 Moore Lane

City/State/Zip: Fort Collins, CO 80526

Mail Tax Statements to:

Name: Donald I. & Cynthia A. Pecarovich

Address: 2802 Moore Lane

City/State/Zip: Fort Collins, CO 80526

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that this document submitted for Recording contains the social security number of a person or persons as required by law: \_\_\_\_\_ (state specific law)

Donald I. Pecarovich  
Signature (Print name under signature)

Cynthia A. Pecarovich  
Title

DONALD I. PECAROVICH

CYNTHIA A. PECAROVICH

Special Warranty Deed

(Title of Document)

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from: Deed (Document Title), Book: 1083 Page: 776

Document # 88486 recorded \_\_\_\_\_ (Date) in the Douglas County Recorders Office.

-OR-

If Surveyor, please provide name and address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This page added to provide additional information required by NRS 111.312 Sections 1-4.

(Additional recording fees apply)

**SPECIAL WARRANTY DEED**

THIS DEED is made this 10th day of December, 2007, between DONALD I. PECAROVICH and CYNTHIA A. COFFEY, now known as CYNTHIA A. PECAROVICH, of 2802 Moore Lane, Fort Collins, Colorado ("Grantors"), and THE PECAROVICH FAMILY TRUST, under Agreement dated April 22, 1998, the address of which for purposes of this Deed is 2802 Moore Lane, Fort Collins, Colorado 80526 ("Grantee").

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the Grantee, and its successors and assigns forever, all the real property, together with improvements, if any, situate in Douglas County, Nevada, and described as follows:

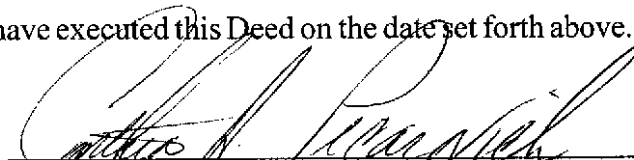
See attached Exhibit "A"

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantors, for themselves, their heirs and assigns, do hereby covenant and agree that the Grantors shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantors.

IN WITNESS WHEREOF, the Grantors have executed this Deed on the date set forth above.

  
DONALD I. PECAROVICH

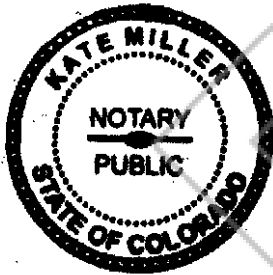
  
CYNTHIA A. PECAROVICH

STATE OF COLORADO )  
 ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 10th day of December, 2007,  
by Donald I. Pecarovich and Cynthia A. Pecarovich.

Witness my hand and official seal.  
My commission expires: 3-20-2009

*Kate Miller*  
Notary Public



**EXHIBIT "A"**

**A Timeshare Estate comprised of:**

**Parcel One:**

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

- (a) *An undivided 1/20th interest, 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, Records Douglas County, State of Nevada. Except therefrom units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.*
- (b) Unit No. 108 as shown and defined on said last mentioned map 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 modification 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 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 dead 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, 1978) in Section 30, Township 13 North, Range 19 East, M.D.M., - and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-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 summer "use season," as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records. said Official 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.

Space Below for Recorder's Use

NOTE: For use with First Phase Deeds and Deeds of Trust on Lot 32.