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Recording Requested by And when recorded mail to: The Law Offices of James D. Krupka 509 Orchard Street Santa Rosa, CA 95404 Mail Tax statements to Phyllis J. Gross, trustee 116 Glacier Court Petaluma, CA 94954

Douglas County - NV Werner Christen - Recorder Page: Fee: 15.00PG- 4065 RPTT:

Space above for recorder's use only

APN: 42-230-03

1319-30-542-018 PTN

**GRANT DEED** 

The undersigned Grantor, Phyllis J. Gross declares under penalty of perjury under the laws of the State of California that the following is true and correct:

This conveyance is a Trust Transfer under NRS 375.090 subsection 7. It is not pursuant to a sale. By this Trust Transfer Deed, the Grantor transfers the trust's interest in the property described below to the Grantor's revocable inter vivos trust. There is no consideration given for this transfer. Accordingly, there is no documentary transfer tax per NRS 375.090(7). Documentary transfer tax is \$-NONE.

De 20, 2007 Dated:

For Love and Affection, Grantor: Phyllis J. Gross hereby

Grants to: Phyllis J. Gross, trustee of the 2007 Phyllis J. Gross Revocable Trust dated October 29, 2007 all of her interest in and rights to all the following described real property in the County of Douglas, State of California and legally described below,

See Exhibit A which is attached hereto and incorporated by reference herein. J. Surs

STATE OF CALIFORNIA

) ss.

COUNTY OF SONOMA

On December 49, 2007 before me, Elaine Ercolini, notary public, personally appeared, Phyllis J. Gross, 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 she executed the same in her authorized capacity. and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

**ELAINE ERCOLINI** Commission # 1597299 Notary Public - California Alameda County My Comm. Expires Jul 25, 2009

#### Exhibit A

A timeshare estate comprised of:

### PARCEL 1:

An undivided 1/102<sup>nd</sup> interest in and to that certain condominium estate described as follows:

- (a) An undivided 1/8<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.
- (b) Unit No. A3 as shown on and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

# PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

#### PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "alternate use week" in odd numbered years within the swing "use season" as that term is defined in the Second Amended and Restated Declaration of Time Share Covenants, Conditions, and Restrictions for The Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

# PARCEL 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A portion of APN 42-230-03.

Subject to easements, oil and mineral reservations and leases, if any, rights of way, agreement and the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded May 14, 1986, in Book 586, Page 1232, under Document No. 134786, Official Records of Douglas County, Nevada, as restated, modified, and any amendments thereto, and which Declarations are incorporated herein by this reference as if the same were fully set forth herein.

Exhibit A to guit claim deed – APN: 42-230-03

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