

OFFICIAL RECORD

Requested By:  
LEANNE CROSBY

A.P.N. 1319-30-724-006  
RECORDING REQUESTED BY, PREPARED  
BY, WHEN RECORDED MAIL TO, AND  
MAIL TAX STATEMENTS TO:

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 4 Fee: 17.00  
BK-0608 PG- 1889 RPTT: # 5



Marquis & Aurbach  
10001 Park Run Drive  
Las Vegas, Nevada 89145  
Attn: Nick Crosby

**GRANT, BARGAIN AND SALE DEED**

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dominick P. Toti and Janet E. Toti, as husband and wife and as joint tenants with right of survivorship, having an address of 1376 Laser Court, Sparks, Nevada 89436 (the "Grantor"), hereby grant, bargain, sell and convey: one-half (1/2) of their interest to Nicholas Crosby and Leanne Crosby, as joint tenants with the right of survivorship (collectively "Crosby"); and one-half (1/2) of their interest to Fred Toti and Dawn Toti, as joint tenants with the right of survivorship (collectively "Toti" and together with Crosby, as tenants in common, "Grantee"), of that certain real property located in Douglas County, Nevada as more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

SUBJECT ONLY TO:

Rights of way, reservations, restrictions, easements and conditions of record.

DATED as of this 7 day of Feb., 2008.

Grantor

Dominick P. Toti and Janet E. Toti, as  
husband and wife and as joint tenants with  
right of survivorship

By: Dominick P. Toti

Name: Dominick P. Toti

Date: Feb. 7, 2008

By: Janet E. Toti

Name: Janet E. Toti

Date: 2-7-08

**ACKNOWLEDGMENT**

STATE OF NEVADA            )  
  )  
COUNTY OF WASHOE        )

The foregoing instrument was acknowledged before me this 7 day of Feb, 2008, by Dominick P. Toti, known to me to be the person who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

*Heather McKinney*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

July 6, 09



STATE OF NEVADA            )  
  )  
COUNTY OF WASHOE        )

The foregoing instrument was acknowledged before me this 7 day of Feb, 2008, by Janet E. Toti, known to me to be the person who acknowledged that she executed the above instrument.

WITNESS my hand and official seal.

*Heather McKinney*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

July 6, 09



M&A:2-237 487593\_1 1/16/2008 9:52 AM

**Exhibit "A"**  
**(Legal Description)**

AN ALTERNATE YEAR TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/38<sup>th</sup> interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 006 as shown and defined on said Condominium Plan.

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 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 THREE:

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 – Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed rerecorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) 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 April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE alternate use week during Odd numbered years within the "Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984 as Document No. 96758 of Official Records, as amended.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said alternate use week within said "use season."

