

APN: 1319-30-645-0037 *TV*

Mail tax statement to:  
Ridge Tahoe  
400 Ridge Club Dr.  
Stateline, NV 89449

✓ and when recorded return to:  
Timeshare Title, Inc.  
P.O. Box 3175  
Sharon, PA 16146  
ESCROW NO. 08-5144JK

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0608 PG- 3660 RPTT: 1.95



R.P.T.T. \$1.95

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 14<sup>th</sup> day of May, 2008, between Jackson T. Chan and Tina X. Tseng, husband and wife as joint tenants, whose address is 343 Sweeny St., San Francisco, CA 94134, hereinafter referred to as Grantors, and Timeshare Independence LLC., Nevada Corporation, whose principal place of business is located at 2298 Horizon Ridge Pkwy., Suite 104, Henderson, NV 89052, hereinafter Grantee;

WITNESSETH: That Grantors, for TEN DOLLARS (\$10.00) or other valuable consideration, paid to Grantors by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

Prior Instrument Reference: Instrument No. 0615639, Book 0604, Page 04893, of the Official Records of the County of Douglas, State of Nevada.

IN WITNESS WHEREOF, the Grantors have executed this conveyance the day and year first above written.

*Jackson T. Chan*

*Jackson T. Chan*  
Jackson T. Chan

*Tina X. Tseng*

*Tina X. Tseng*  
Tina X. Tseng

STATE OF <sup>california</sup> ~~California~~ COUNTY OF <sup>San Francisco</sup> ~~San Francisco~~ n.p.

On this <sup>28</sup> day of <sup>may</sup> ~~may~~, 2008, personally appeared before me, a Notary Public in and for said County and State, Jackson T. Chan and Tina X. Tseng, who acknowledged that they executed the above instrument.

WITNESS my hand and official seal.

*Barbara Scruggs, Notary Public*  
Notary

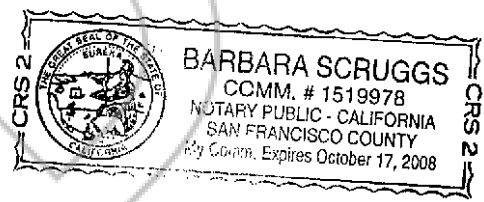


EXHIBIT "A"

(42)

An undivided 1/102<sup>nd</sup> 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. 3-14<sup>th</sup> 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. 260** as shown and defined on said map; together with those easements appurtenant thereto and such easements 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 to 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 exclusive right to use said interest, in Lot 42 only, for one week every other year in **ODD** numbered years 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. 3-13<sup>th</sup> 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 13<sup>th</sup> 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.

A Portion of the APN: 1319-30-645-003

