

OFFICIAL RECORD

Requested By:
PREFERRED TIMESHARE LLC

1319-30-636-001 ptn
APN: 40-120-02

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0209 PG- 5855 RPTT: 1.95



Recording Requested by and Return To:

Daylene Wilkie
Preferred Transfers, LLC
855 Troster Rd. Suite 108-322
Tumwater, WA 98512
File: 15354

Mail Tax Statements To:

Callahan & Zalinsky Associates, LLC
1148 Pulaski Hwy #475
Bear, DE 19701

GRANT, BARGAIN, SALE DEED

David M. Strawser and Ruth L. Strawser, Husband and Wife as community property, whose address is: 1435 South 263rd Place, Des Moines, WA 98198 ("Grantor"), does hereby grant, bargain, sell, and convey to Callahan & Zalinsky Associates, LLC, whose address is: 1148 Pulaski Hwy #475, Bear, DE 19701 ("Grantee"), all that real property situate in the County of Douglas State of Nevada, described as follows:

PARCEL A: An undivided 1/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

Parcel 1 - Unit A of Lot 64 as shown on the map entitled "Tahoe Village Condominium 64," being all of Lot 64, located in "Tahoe Village Subdivision, Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 260, as File No. 76343.

Parcel 2 - TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 64 as shown on the map entitled "Tahoe Village Condominium 64", being all of Lot 64, located in "Tahoe Village Subdivision Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all other "Owners" as defined in that certain Declaration of Covenants, Conditions and Restrictions for Time Sharing Ownership Within Tahoe Village Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37103, in Book 979, Pages 2040 to 2073 of Official Records in the office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

PARCEL B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration) that may be annexed into the Project pursuant to Article VIII of the Time

Sharing Declaration containing

- (i) Two Bedrooms (XX) during the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within

USE GROUP III hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s), Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Pursuant to the provisions of paragraph 2.2 of Article II of the time Sharing Declaration, this Time Sharing Interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other time sharing Interests during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period conveyed to Grantee(s) and any Bonus time used by Grantee(s).

PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

TO HAVE AND TO HOLD the property, together with the appurtenances, unto the said Grantee, and to Grantee's heirs and assigns.

SUBJECT TO ALL covenants, conditions, restrictions, limitations, easements, rights and rights-of-way record.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises.



IN WITNESS WHEREOF, the said Grantor has caused its name to be affixed hereto and this instrument to be executed by the authorized agents of the Grantor, thereunto duly authorized.

SELLER(S):

WITNESSES:

David M. Strawser
Signature

David M. Strawser

Ruth L. Strawser
Signature

Ruth L. Strawser

Thomas Castelo
Name:

Address: 1431 S. 263rd Pl.
Des Moines, WA 98148

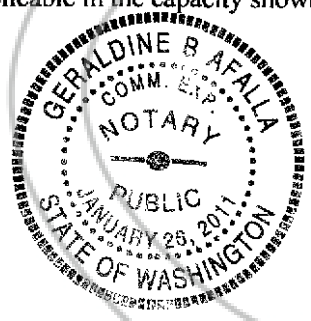
Elizabeth Nguyen
Name:

Address: 3002 S. 208th Street Apt A2
Seattle WA 98148.

Grantor Acknowledgement

STATE OF: WA
COUNTY OF: KING

On this 9th day of Feb., 2009, before me, personally appeared **David M. Strawser and Ruth L. Strawser, Husband and Wife as community property** to me personally known, who being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as a free act and deed, and if applicable in the capacity shown, having been duly authorized to execute this instrument in such capacity.



GERALDINE B. AFALLA
Notary Public: G B Afalla
Residing in the state of: WA
My commission expires: 01-26-2011

