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Assessor's Parcel Number: 1319-30-694-054

Recording Requested By:

✓ Name: Diane S Thompson

Address: 1714 5TH AVE SW

City/State/Zip Minot, ND 58701

Real Property Transfer Tax:

DOC # **0748980**
08/14/2009 02:37 PM Deputy: PK
OFFICIAL RECORD
Requested By:
STEPHEN H SNYDER

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: 19.00
BK-0809 PG-3453 RPTT: # 5



\$ _____

Grant, Bargain and Sale Deed
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

WHEN RECORDED MAIL TO: DIANE S. THOMPSON
1714 5TH AVE. S.W.
MINOT, NORTH DAKOTA 58701

MAIL TAX STATEMENT TO: DIANE S. THOMPSON
1714 5TH AVE S.W.
MINOT, NORTH DAKOTA 58701

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

STEPHEN H. SNYDER AND KARIN M. SNYDER, HUSBAND AND WIFE
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

Do(es) hereby GRANT, BARGAIN AND SELL to

DIANE S. THOMPSON

The real property situate in the County of DOUGLAS, State of NEVADA, described as follows:
PARCEL ONE AN UNDIVIDED 1/51ST INTEREST IN AND TO THAT CERTAIN
CONDOMINIUM AS FOLLOWS: A) AN UNDIVIDED 1/106TH INTEREST AS TENANTS IN
COMMON, IN AND TO LOT 34 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-10TH AMENDED
MAP, RECORDED SEPT. 21, 1990 AS DOCUMENT NO. 235008, OFFICIAL RECORDS OF
DOUGLAS COUNTY, STATE OF NEVADA, EXCEPT THERE FROM UNITS 039 THROUGH 080 AND UNITS 141
THROUGH 204 AS SHOWN + DEFINED ON THAT CERTAIN CONDOMINIUM PLAN RECORDED AS DOCUMENT NO. 182057
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Date: August 4, 2009

Printed Name STEPHEN H. SNYDER
Stephen H. Snyder

Printed Name KARIN M. SNYDER
Karin M. Snyder

STATE OF)
COUNTY OF) ss:

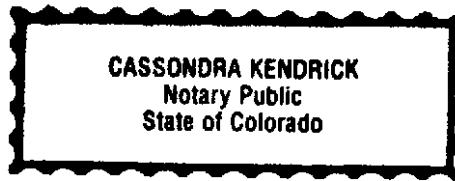
The foregoing instrument was acknowledged before me, Cassandra Kendrick, a notary public in and for the state of Colorado by

Stephen + Karin Snyder
on the 4th day of August, 2009.

Witness my hand and official seal

Cassandra Kendrick
NOTARY PUBLIC

My commission expires 02/06/13





A TIMESHARE ESTATE COMPRISED OF:

0748980 Page: 3 Of 6 08/14/2009

PARCEL ONE

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

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 146 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed 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, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & M.; 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 THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the 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 use week within the prime season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

SCHEDULE B

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART 1

- 1 . Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

- 2 . Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- 3 . Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- 4 . Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 5 . (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

OWNER'S POLICY-J.P.-LOAN-1973

Policy No. CNJP-

SCHEDULE B
PART II

1. Taxes for the fiscal year July 1, 1990 to July 1, 1991, including personal property taxes and special assessment districts, are paid current.

Affects the herein described and other property.
2. The lien, if any, for taxes upon improvements completed or in progress on July 1, but which were unassessed for the current tax year. Any such tax will be payable in two installments, due on the first Monday in January and the first Monday in March.
3. Any liens, charges or assessments that may be due now or become due in the future by virtue of the fact that the herein described property lies within the boundaries of Kingsbury General Improvement District and the Tahoe Village Homeowners Association.
4. The effect of the following recital as shown on the map entitled "TAHOE VILLAGE UNIT NO. 3":
 - A. Easements for the storage of snow, as shown on the map, on, over and across strips of land 10 feet in width adjacent to the boundary lines which are contiguous to a public street as designated.
 - B. Rights of way and easements for water, gas, sewer, and drainage pipes and for poles, anchors and guys, overhead and underground wires and/or cables, conduits and boxes for electric and telephone service together with any and all appurtenances thereto on, over, across and under all that land lying outside the building sites as shown on this map, together with the right to cut, trim and remove any tree, limbs or brush thereon that would interfere with or constitute a hazard to above mentioned facilities, and to comply with Nevada Revised Statutes 116 and 278 and Douglas County Ordinance 158
 - C. Easements as delineated and noted on the subdivision map, together with easements and rights of way as may be a matter of record.
 - D. The right of ingress and egress from all easements and rights of way over the land shown on the subdivision map."
5. Limitations, covenants, conditions, restrictions, reservations, easements, terms, assessments, liens and charges in an instrument, but deleting restrictions, if any, based on race, color, religion or national origin, recorded January 11, 1973 in Book 173 of Official Records, Page 229, Douglas County, Nevada, as Document No. 63681.

Said Covenants, Conditions and Restrictions have been modified by an instrument recorded September 28, 1973, in Book 973 of Official Records, Page 812, Douglas County, Nevada, as Document No. 69063.

Said Covenants, Conditions and Restrictions have been modified by an instrument recorded July 2, 1976, in Book 776 of Official Records, Page 87, Douglas County, Nevada, as Document No. 01472.

CONTINUED...

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STEWART TITLE

ATTACHED TO AND MADE A PART OF STEWART TITLE GUARANTY COMPANY POLICY
Continuation of Schedule B Part II

- (5) Which provide that a violation thereof shall not defeat nor render invalid the lien of any mortgage or Deed of Trust made in good faith and for value.

The effect of the Declaration of Covenants, Conditions and Restrictions of TAHOE VILLAGE Units No.'s 1, 2 and 3, dated July 22, 1989 and recorded July 26, 1989 by TAHOE VILLAGE HOMEOWNERS ASSOCIATION in Book 789 of Official Records at Page 3011, Douglas County, Nevada as Document No. 207446.

- 6. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes, in favor of HEAVENLY VALLEY, a Nevada limited partnership, for snow removal and the right to cross and re-cross, recorded October 29, 1981, as Document No. 61613 of Official Records, and re-recorded December 8, 1981, as Document No. 63026 of Official Records.

Affects the most Westerly portion of Parcel No. 4 herein.

- 7. Covenants, Conditions and Restrictions set forth in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for the RIDGE TAHOE made by HARICH TAHOE DEVELOPMENTS, a general partnership recorded February 14, 1984 in Book 284 of Official Records, at Page 5202, Douglas County, Nevada as Document No. 96758. Restrictions herein based on race, color, religion or national origin, if any, are deleted.

Said Covenants, Conditions and Restrictions have been amended to correct a typographical error by an instrument recorded June 23, 1988 in Book 688 of Official Records at Page 3716, Douglas County, Nevada, as Document No. 180862.

Said Covenants, Conditions and Restrictions were amended by an Instrument dated July 24, 1989 and recorded August 3, 1989 in Book 889 of Official Records at Page 382, Douglas County, Nevada as Document No. 207953.

The property referred to herein was made subject to said Covenants, Conditions and Restrictions by a document recorded February 21, 1984 in Book 284 of Official Records, at Page 6912, Douglas County, Nevada, as Document No. 097150. Said document was re-recorded October 15, 1990 in Book 1090 at Page 2260 as Document No. 236691, all of Official Records, Douglas County, Nevada.