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12/30/2009 12:38PM Deputy: DW
OFFICIAL RECORD
Requested By:
RESORT CLOSINGS, INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-1209 PG-6937 RPTT: 3.90

A Portion of APN: 1319-30-720-001

Prepared By and Return To:
Resort Closings, Inc.
(Without Title Examination)
James P. Tarpey, Esq.
3701 Trakker Trail Suite 2J
Bozeman, MT 59718
File #21417

Mail Tax Statement To:
RIDGE TAHOE POA
PO BOX 5790
STATELINE, NV 89449



GRANT DEED

THIS DEED shall operate to perform the transfer of title as LEONARD O. YEE, and MICHELLE A. YEE, F/K/A, MICHELLE A. NEILSON, ("Grantor(s)") to 2 D FANNINS, INC., corporation, duly organized and existing under and by virtue of the laws of the State of Texas whose address is 12521 Enchanted Forest Drive, Austin, Texas 78727 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBITS "A" & "B"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;



IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 11/23/09

GRANTOR(S):

LEONARD O. YEE

MICHELLE A. YEE F/K/A MICHELLE A. NELSON

Signed, Sealed and Delivered in the Presence Of:

STATE OF: CALIFORNIA

COUNTY OF: SANTA BARBARA

THE 23 DAY OF NOVEMBER, 2009, LEONARD O. YEE and MICHELLE A. NIELSON, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Press Notarial Seal or Stamp Clearly and Firmly

Signature:

Printed Name: MICHAEL BARRY YEE

A Notary Public in and for said State

My Commission Expires: MAY 28, 2010





EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

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 of Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008, Official Records 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, Nevada.
- (b) Unit No. 170 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 7th Amended Map of Tahoe Village No. 3, recorded April 9, 1986 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 133178, of Official Records of Douglas County, State of Nevada.

PARCEL THREE:

The non-exclusive right to use a Unit 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 Record and in modifications thereof: (1) recorded September 29, 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 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 the 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".

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EXHIBIT "B"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 170 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Times 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easement Affecting the Ridge Tahoe recorded February 24, 1992, as Document NO. 271619, and Subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Prime "season" as defined in and in accordance with said Declarations.

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