

DOC # 756440
12/31/2009 10:04AM Deputy: GB
OFFICIAL RECORD
Requested By:
RESORT CLOSINGS, INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1209 PG-7201 RPTT: 3.90



APN: 1319-30-542-019 PTN

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

Mail Tax Statement To:
TMTS, INC.
2510 WARREN AVENUE SUITE 3356
CHEYENNE, WY 82001

GRANT DEED

THIS DEED shall operate to perform the transfer of title from LAWRENCE D. LEBLANC , a widower ("Grantor(s)") to TMTS, INC. A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WYOMING, AS SOLE AND SEPARATE PROPERTY, WHOSE ADDRESS IS 2510 WARREN AVENUE SUITE 3356, CHEYENNE, WY 82001("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 EXHIBIT A"

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: 10-14-2009

GRANTOR(S):

Lawrence D. LeBlanc
LAWRENCE D. LEBLANC

Signed, Sealed and Delivered in the Presence Of:

STATE OF: California

COUNTY OF: Riverside

THE 14th DAY OF October, 2009, LAWRENCE D. LEBLANC, 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: *Tracy Brunson*

Printed Name: TRACY BRUNSON

A Notary Public in and for said State

My Commission Expires: 11-21-09





EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel 1:

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

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 4 of Tahoe Village Unit No. 3, as shown on map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. B4 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

Parcel 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map Recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said common area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

Parcel 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of parcel 1 and parcel 2 above, during on "USE WEEK" within the Prime "use season" as that term is the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 134786, official Records, Douglas County, Sate of Nevada, (the "CC&R'S"). The above-described exclusive and non-exclusive rights may be applied to any available unit the Ridge Sierra Project during said "Use Week" in the above referenced "use season" as more fully set forth in the CC&R's.