

17-

OFFICIAL RECORD

Requested By:

PELLEGRINO TRUST

This document prepared by (and after recording)
return to:)
Name: Anthony Ray Pellegrino)
Address: P.O. Box 2346)
City, State, Zip: Huntington Beach, CA 92647)
Phone: (714)841-4541)

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0210 PG- 3991 RPTT: 13.65



Mail Tax Statements to:)
RESORTS WEST - RTPOA)
P.O. Box 5721)
400 Ridge Club Drive)
Stateline, NV 89449)

-----Above This Line Reserved For Official Use Only-----

Assessor's Parcel No. 1319-30-644-071 ptn

**GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANTHONY R. PELLEGRINO and CANDICE R. PELLEGRINO, Trustees of the Pellegrino Revocable Inter Vivos Trust dated December 23, 1986, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey, subject to restrictions, easements and other conditions hereinafter contained, unto DAVID A. LANFRANKI and ANN E. LANFRANKI, Husband and Wife as Community Property, whose address is 1601 Edna Court, Tracy, CA 95304, hereinafter "Grantees", the following real property located in the County of DOUGLAS, State of NEVADA, bounded and described as follows:

The Ridge Tahoe, Plaza Building, Prime Season, Week #37-162-24-01, Stateline, NV 89449

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A"**

TOGETHER WITH all singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

- SUBJECT TO:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, conditions, restrictions, reservations, rights, rights of way, easements and other matters of record, if any, which may now affect the above described property.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same aforesaid; and to forever warrant and defend the title to the said lands against all claims whatsoever.

TO HAVE AND TO HOLD to the said Grantees as a Husband and Wife, their heirs, personal representatives, executors and assigns forever.

IN WITNESS WHEREOF, the Grantors have caused this deed to be executed on this 8th day of February, 2010.

GRANTOR(S):

Anthony R. Pellegrino, Trustee
Anthony R. Pellegrino, Trustee

Candice R. Pellegrino, Trustee
Candice R. Pellegrino, Trustee

Signed, sealed and delivered in the presence of:

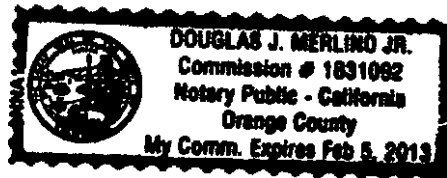
STATE OF: CALIFORNIA
COUNTY OF: ORANGE

On this 8th day of February, 2010, before me, Douglas J. Merlino, Jr., a Notary Public in and for said state, personally appeared **Anthony R. Pellegrino, Trustee and Candice R. Pellegrino, Trustee**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Douglas J. Merlino Jr.
Notary Public



Printed Name: Douglas J. Merlino Jr.

My Commission Expires:
Feb 5, 2013

(SEAL)

EXHIBIT 'A' (37)

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 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, Nevada.
- (B) Unit No. 162 as shown and defined on said 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.P.D.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 Areas" 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 a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of 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 weeks 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 rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "Use Season".

EXHIBIT 'B' (37)

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. 039 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 Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, Recitation of Easements 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.

