

APN: 1319-30-542-024  
PTN: 42-230-20  
RPTT: \$1.95

**When Recorded Mail Tax Statements To:**

The Ridge Sierra  
515 Nichols Boulevard  
Sparks, NV 89431

**PREPARED BY AND  
RETURN TO:**

Inventory Control  
ERT, LLC  
17 N. Summerlin Ave. Suite B  
Orlando, FL 32801  
TSE031210-27



**GRANT, BARGAIN, SALE DEED**

Made this 23<sup>rd</sup> day of March, 2010 A.D., By the **Leland A. Love and Patricia K. Love Living Trust**, whose Post Office Address is **4555 Persimmon Road, Reno, NV 89502**, hereinafter called the "Grantor", and, **Mario Mallegni and Wendy Mallegni, Husband and Wife, as Joint Tenants With Rights of Survivorship**, whose Post Office address is **1790 Monterey Drive, San Bruno, CA 94066**, hereinafter called the "Grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of FIVE HUNDRED Dollars, (\$500.00), receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in County of Douglas, State of Nevada, to wit:

**More particularly described in Exhibit "A" attached hereto and incorporated herein by this reference:**

The property conveyed herein is the same property conveyed to the within Grantor by Deed from Leland A. Love and Patricia K. Love, recorded April 25, 1991, in the Office of the Official Records of Douglas County, Nevada, Book 491, Pages 3370-3372.

This conveyance is subject to, and by accepting this Deed, Grantee does hereby agree to assume the following:

- (1) Resort Fees billed for current and subsequent years
- (2) Conditions, Restrictions, Limitations, Reservations, Easements and other matters of record
- (3) Declaration of Condominium and Exhibits attached thereto and any Amendments thereof
- (4) Said property is not the homestead property of the Grantor(s)

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.



Deed for Sierra Ridge  
TSE031210-27

IN WITNESS WHEREOF, this instrument has been executed as of this 23 day of March, 2010.

Signed in the Presence of:

*Kathleen*  
 Kathleen Salia - Witness

*Daisy Pyatt*  
 Daisy Pyatt - Witness

*Leland A. Love*  
 Leland A. Love - Seller

*Patricia K. Love*  
 Patricia K. Love - Seller

NOTARY  
 STATE OF Nevada  
 COUNTY OF Washoe

On this 23 day of March, 2010, before me, personally appeared Leland A. Love and Patricia K. Love personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

*Dottie Benda*  
 Notary Signature

Dottie Benda  
 Notary Printed Name  
 My Commission Expires: 3-1-12





## EXHIBIT "A"

The property is in Stateline, Nevada, Douglas County, and is known as Tahoe Sierra Resort, Sierra Share No. 4-A4-1-15, Stateline, Nevada.

### PARCEL 1:

A Sierra Share consisting of an undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

(A) Condominium Unit No. A4 as shown on Condominium Plan filed December 27, 1983, in Book 1283 of Maps, at Page 3079, Map No. 93408, in the Office of Douglas County Recorder.

(B) An undivided 1/51<sup>st</sup> interest in and to Lot 4, as per Map filed December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, Official Records of Douglas County. EXCEPTING THEREFROM the non-exclusive easements appurtenant to all Units for ingress and egress, including but not limited to, parking, recreation, repair and maintenance, as more particularly described in Sections 1 through 7, inclusive, of Article X of Declaration of Restrictions (Tahoe Sierra Resort Condominiums), recorded December 29, 1983 as Document No. 93660, being the Master Declaration, and paragraphs 2.5, 2.6, 2.7 and 2.12 of Declaration of Restrictions for Sierra Share Ownership (Tahoe Sierra Resort), recorded December 29, 1983 as Document No. 93661, all in Official Records of Douglas County.

EXCEPTING from said Parcel 1 and RESERVING unto the Grantor, and its successors and assigns, including all Owners, the exclusive right to use and occupy said Parcel 1 during all Use Periods and Service Periods, as defined in said Sierra Share Declaration.

### PARCEL 2:

An exclusive right and easement to use and occupy an Assigned Unit and all easements appurtenant thereto, as set forth in Articles II and X, Sections 1 and 3 of said Master Declaration, and paragraph 2.7 of said Sierra Share Declaration during a Use Period in the Winter/Summer Season, together with a non-exclusive right to use the Common Area during such Use Period, as defined in the Sierra Share Declaration, provided that such Use Period is reserved in accordance with the provisions of the said Sierra Share Declaration.

### PARCEL 3:

A non-exclusive easement for ingress and egress, use and enjoyment of the following described real property during any Use Period reserved in accordance with the provisions of said Sierra share Declaration:

All that certain real property situate in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian, in the County of Douglas, State of Nevada, being a portion of Tahoe Village Unit No. 3 as shown on the Fourth Amended Map thereof, recorded in Book 980 Page 2232 as Document No's 49050 and 49215, Official Records of Douglas County, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of said Tahoe Village Unit No. 3 and running North 76° 17' 09" East along the Southerly line of said Lot 4 and the Easterly prolongation thereof, 85.35 feet; thence leaving said line and prolongation, South 07° 59' 43" East 83.17 feet; thence South 82° 00' 17" West 84.93 feet; thence North 07° 59' 42" West 74.67 feet to the point of beginning.

THIS CONVEYANCE IS MADE AND ACCEPTED AND THE SIERRA SHARE IS GRANTED subject to non-delinquent real property taxes and assessments for all prior and current years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, easements, rights, and rights of way, including without limitation, the Master Declaration and the Sierra Share declaration, all of which are hereby incorporated by reference in to the body of this instrument as though the same were fully set forth.

### PARCEL FOUR:

(The following affects and is appurtenant only to Lot 2 if the same be shown in paragraph B, of Parcel 1 hereof.) An easement for encroachment together with the right of ingress and egress for maintenance purposes, created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.

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