

DOC # 772881  
10/27/2010 01:36PM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
RESORT CLOSINGS, INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-1010 PG-5611 RPTT: 1.95



APN:1319-30-723-005 PTN

Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
James P. Tarpey, Esq.  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #30361

Mail Tax Statement To:  
RTPOA  
PO BOX 8847  
SEATTLE, WA 98124

## GRANT DEED

THIS DEED shall operate to perform the transfer of title from NELSON J.FOWLKES and PEGGY J. FOWLKES ("Grantor(s)") to AURELIA GAUNA and RENE GAUNA, husband and wife, community property with survivorship, whose address is 214 40<sup>th</sup> Street, Sacramento, CA 95819 ("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: 8/25/2010

GRANTOR(S):

Nelson J. Fowlkes  
NELSON J. FOWLKES

Peggy J. Fowlkes  
PEGGY J. FOWLKES

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: Calif

COUNTY OF: Riverside

THE 25 DAY OF Aug, 2010, NELSON J. FOWLKES and PEGGY J. FOWLKES, personally appeared before me and acknowledged the foregoing instrument to be his/~~her~~/their voluntary act and deed.

WITNESS my hand and official seal:

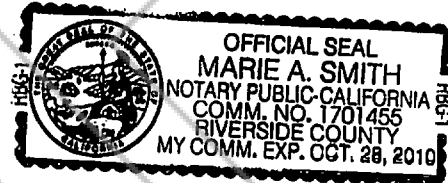
*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: Marie A Smith

Printed Name: MARIE A Smith

A Notary Public in and for said State Calif

My Commission Expires: Oct 28, 2010



PARCEL ONE:

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Record;
- (b) Unit No. 125-35 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

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, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

- (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. 0112 recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M.;
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada

PARCEL FIVE:

The exclusive right to use said UNIT 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 during ONE "use week" within the winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.