



APN: 1319-30-723-001 ('pth')  
File: 050413

Recording Requested by and Return To:  
K. Waldron  
(Without Title Examination)  
Preferred Transfers, LLC  
855 Trosper Rd. Suite 108-322  
Tumwater, WA 98512

Mail Tax Statements To:  
Stella Dirks  
14300 NE 20th Avenue, Suite D102  
Vancouver, Washington 98686

**GRANT, BARGAIN, SALE DEED**  
**The Ridge Tahoe**

**THIS INDENTURE, made on this 19 day of Feb, 2011<sup>Jan</sup> by and between Robert A. Martin and Blanche M. Silvia, who took title as an unmarried man and an unmarried woman, as joint tenants with right of survivorship, whose address is: 55 Burl Avenue, Clovis, California 93611 ("Grantor"), does hereby grant, bargain, sell, and convey to Stella Dirks, a single woman, whose address is: 14300 NE 20th Avenue, Suite D102, Vancouver, Washington 98686 ("Grantee"), all that real property situate in the County of Douglas, State of Nevada, described as follows;**

**See attached Exhibit "A"**

**TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.**

**AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises.**



IN WITNESS WHEREOF, the said Grantor has caused its name to be affixed hereto and this instrument to be executed by the authorized agents of the Grantor, thereunto duly authorized.

**SELLER(S):**

Robert A. Martin  
Robert A. Martin

**WITNESSES:**

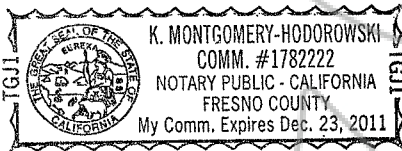
(signature) Donna Tull  
Name: Donna Tull  
Address: 1464 E. Warner Fresno, CA 93710

(signature) Harriett Carrisoa  
Name: Harriett Carrisoa  
Address: 1822 Beverly Clovis, Ca 93611

**Grantor Acknowledgement**

STATE OF: California  
COUNTY OF: Fresno

On this 19th day of February, 2011, before me, personally appeared **Robert A. Martin** to me personally known, who being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as a free act and deed, and if applicable in the capacity shown, having been duly authorized to execute this instrument in such capacity.



(signature) K. Montgomery-Hodorowski  
Notary Public: K. Montgomery-Hodorowski  
Residing in the state of: California  
My commission expires: 12/23/2011



IN WITNESS WHEREOF, the said Grantor has caused its name to be affixed hereto and this instrument to be executed by the authorized agents of the Grantor, thereunto duly authorized.

**SELLER(S):**

Blanche M. Silvia  
Blanche M. Silvia

**WITNESSES:**

Donna Tull  
(signature) Blanche M. Silvia  
Name: Donna Tull  
Address: 1464 E. Warner Fresno, CA 93711  
(signature) Harriett Carrisoa  
Name: Harriett Carrisoa  
Address: 1822 Beverly Clovis, CA 93611

**Grantor Acknowledgement**

STATE OF:  
COUNTY OF:

California  
Fresno

On this 19<sup>th</sup> day of Feb, 2011, before me, personally appeared Blanche M. Silvia to me personally known, who being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as a free act and deed, and if applicable in the capacity shown, having been duly authorized to execute this instrument in such capacity.



K. Montgomery-Hodorowski  
Notary Public: K. Montgomery-Hodorowski  
Residing in the state of: California  
My commission expires: 12/23/2011

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## EXHIBIT "A"

### PARCEL ONE:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 33 as shown on 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 Number 62661, all of Official Records of 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 Records. (B) Unit No. 121 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 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, MDM, (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 Spring/Fall "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.

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