



APN: 1319-30-724-011 "ph"
File: 050414

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, ~~2010~~²⁰¹¹ by and between Robert A. Martin, who took title as a single man, 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:

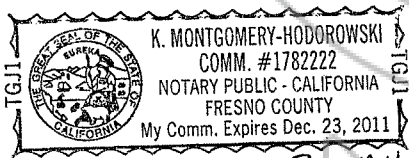
(signature) Donna Tull
Name: DONNA Tull
Address: 1464 E. Warner Fresno CA 93710

(signature) Hannah Carriso
Name: Hannah Carriso
Address: 1822 Beverly Blvd, CA 93611

Grantor Acknowledgement

STATE OF: California
COUNTY OF: Fresno

On this 19th day of Feb, 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.



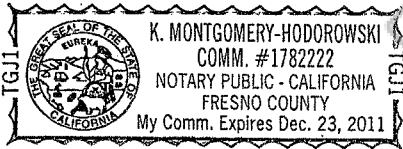
(signature) K. Montgomery-Hodorowski
Notary Public: K. Montgomery-Hodorowski
Residing in the state of: California
My commission expires: 12/23/2011

See Attachment



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Fresno }
On Feb 19, 2011 before me, K. Montgomery - Hodorowski, Notary Public
Date Name(s) of Signer(s)
personally appeared Robert A Martin



who 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature K. Montgomery-Hodorowski
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

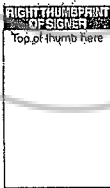
Title or Type of Document: Grant, Bargain Sale Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

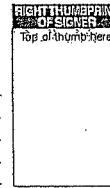
Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____



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 1/38th interest in and to Lot 34 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903 of Official Records. (B) Unit No. 010 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, Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada 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 of Official Records of Douglas County, State of Nevada.

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, 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 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 "Swing 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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