

DOC # 781337
04/11/2011 08:15AM Deputy: SG
OFFICIAL RECORD
Requested By:

APN: 1319-30-720-001 PTN

Recording requested by:
Steven W. Cutle
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 95011811010A

VIN Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-411 PG-1640 RPTT: 5.85



Mail Tax Statements To: Luxury Timeshare Sales, LLC, 2 East Congress Street, Suite 900,
Tucson, AZ 85701

Consideration: \$1050.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Steven W. Cutler and Carol A. Cutler, Trustees, or their successors in Trust, under the Cutler Living Trust, dated 10/20/06, and any amendments thereto, whose address is 592 Francis Drive, Lafayette, California 94549, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Luxury Timeshare Sales, LLC, a New Mexico Limited Liability Company, whose address is 2 East Congress Street, Suite 900, Tucson, AZ 85701, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 02/25/2011



IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Michele Maule
Witness #1 Sign & Print Name:
Michele Maule

Steven W. Cutler
Steven W. Cutler, Individually and as Trustee

Carol A. Cutler
Witness #2 Sign & Print Name:
Carol A. Cutler

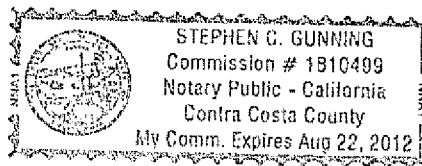
Carol A. Cutler
Carol A. Cutler, Individually and as Trustee

STATE OF California) SS
COUNTY OF Contra Costa

On February 21, 2011, before me, the undersigned notary, personally appeared, by Steven W. Cutler and Carol A. Cutler, 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.

WITNESS my hand and official seal.

SIGNATURE: *[Signature]*



My Commission Expires: 08/22/2012



Exhibit "A"

File number: 95011811010A

TOGETHER with the tenants, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

PARCEL ONE:

An undivided 1/102nd interest as tenants in and to a certain Condominium as follows:

(A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document Number 182057, Official Records of Douglas County, Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.

(B) Unit No. 198 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, recorded 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as Shown on 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 and such recreational areas as may become a part of said timeshare project 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 of Douglas County, State of Nevada.

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. 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 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 a unit of the same Unit Type as described in the Declaration of Annexation of the Ridge 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, Parcel 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 th 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 Period".