

18-

OFFICIAL RECORD

Requested By:
MARGARET YOUNG

APN: 1319-30-722-021 ptn

When Recorded Please Mail To:
(name & address)

✓ John & Margaret Young
682 Young Way
Roseville, Ca 95678

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 18.00
BK-0411 PG- 2648 RPIT: 1.95



Mail Tax Statements To: (Grantee(s))
(name & address)

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons.

GRANT, BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS THAT for the valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Margaret C. Bentley, Fred Bentley & Craig Bentley [insert name of grantor] of ^{429 Graagle} Lincoln, CA 95648 [insert address of grantor]

Margaret G. Young & John C. Young [insert name of grantee] of ^{682 Young Way} Roseville, CA 95678 [insert address of grantee]

(hereinafter referred to as the "Grantor"), does hereby grant, bargain, and sell unto (hereinafter the "Grantee"), whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See property description attached hereto as "Exhibit A".

Prior instrument reference: Book 1299, Page 0863, Document No. 0482514, of the Public Records of the County Clerk of Douglas County, Nevada.

Subject to (1) all general and special taxes for the current fiscal year, and (2) all covenants, conditions, restrictions, restorations, right, rights of way and easements now of record.



TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

In construing this Deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this Deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER STATE LAWS GOVERNING THE TRANSFER OF REAL PROPERTY. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL; TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY.

DATED this 31 day of Jan, 2011.

GRANTOR(S):

(Witness)

Margaret C Bentley
(Signature)

(Print Name)

Margaret C Bentley
(Print Name)

(Witness)

Fred Bentley
(Signature)

(Print Name)

Fred Bentley
(Print Name)

California
STATE OF NEVADA
COUNTY OF _____

Craig Bentley
(Signature)

Craig Bentley
(Print Name)

State of California, County of Placer⁻³⁻



This instrument was acknowledged before me on the 31 day of January, 2011 by
Fred Bentley and Margaret E Bentley [insert name(s)]

Harshila R. Patel, Notary Public
Notary Public
Print Name - HARSHILA R. PATEL

My Commission expires: Sept 21, 2011

(SEAL)



COPY

ACKNOWLEDGMENT

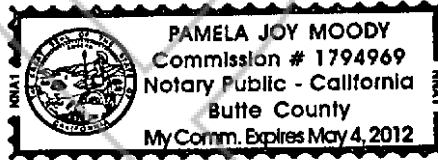
State of California
County of Butte

On February 2, 2011 before me, Pamela Joy Moody, Notary Public
(insert name and title of the officer)

personally appeared CRAIG BENTLEY
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/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.

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 Pamela Joy Moody (Seal)

A Timeshare Estate comprised of:

PARCEL ONE:

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

- (a) An undivided 1/28th interest, as tenants-in-common, in and to Lot 32 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61812 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62681, all of Official Records, Douglas County, State of Nevada. Except therefrom units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 120 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

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. 63885, 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 modification thereof recorded September 28, 1973, as Document No. 69863 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, 48, 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 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 Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63826, being over a portion of Parcel 26-A (described in Document No. 61112, 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 Unit 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 WINTER "use season", as said quoted terms are defined 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, State of Nevada.

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.

A Portion of APN 42-010-12

REQUESTED BY
Frank Bentley
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

1999 DEC -6 AM 11:44

LINDA SLATER
RECORDER

99 PAID DEPUTY

REQUESTED BY
DEWANN TITTE IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

89 DEC 21 P1:27

SUZANNE L. ALPHEAU
RECORDER

1289 DEPUTY
NOV 1289 2342

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