

APN:1319-30-542-012

Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
James P. Tarpey, Esq.  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow # 32785

Mail Tax Statement To:  
BRIAN PACKARD  
3124 KINGMAN BLVD. #4  
DES MOINES, IA 50311

DOC # 782274  
04/27/2011 09:04AM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
RESORT CLOSINGS, INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-411 PG-5598 RPTT: 1.95



## GRANT DEED

THIS DEED shall operate to perform the transfer of title from WILLIAM Y. GEONG and MARY M. GEONG, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantor(s)") to BRIAN PACKARD, a single man, as sole and separate property, whose address is 3124 Kingman Blvd. #4 Des Moines, IA 50311 ("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: 2/12/11

GRANTOR(S):

*William Y. Geong*  
WILLIAM Y. GEONG

*Mary M. Geong*  
MARY M. GEONG

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

STATE OF: CALIFORNIA

COUNTY OF: ALAMEDA

THE 12<sup>th</sup> DAY OF FEBRUARY, 2011, WILLIAM Y. GEONG and MARY M. GEONG, 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: *Fanny Li*

Printed Name: FANNY LI

A Notary Public in and for said State

My Commission Expires: 11/11/2012





All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

**PARCEL 1:**

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

(a) An undivided 1/8<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. A2 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

**PARCEL 3:**

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "use week" within the "prime use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C, C, & R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in the Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the C, C, & R's.

**PARCEL 4:**

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A portion of APN 42-230-02