

DOC # 786553
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OFFICIAL RECORD
Requested By:
Preferred Transfers
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-711 PG-3201 RPTT: 1.95



APN: 1319-30-519-001
File: 053075

Recording Requested by and Return To:

K. Waldron
(Without Title Examination)
Preferred Transfers, LLC
855 Trospen Rd. Suite 108-322
Tumwater, WA 98512

Mail Tax Statements To:

Charles Banyard
4209 Lakeland Drive, #247
Flowood, Mississippi 39232

**GRANT, BARGAIN, SALE DEED
Tahoe Village**

THIS INDENTURE, made on this 13 day of July, 2011 by and between Jimmie Louis Martin and Virginia Mary Martin, Trustees of the Jimmie Louis Martin and Virginia Mary Martin Revocable Trust dated December 8, 2009, whose address is: 14076 Sparrow Hawk Drive, Lockford, California 95237 ("Grantor"), does hereby grant, bargain, sell, and convey to Charles Banyard, a married man, his sole and separate property, whose address is: 4209 Lakeland Drive, #247, Flowood, Mississippi 39232 ("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):

**Jimmie Louis Martin and Virginia Mary
Martin Revocable Trust
dated December 8, 2009**

Jimmie Louis Martin
Jimmie Louis Martin, Trustee

Virginia Mary Martin
Virginia Mary Martin, Trustee

WITNESSES:

(signature) Steven J Airola
Name: Steven J Airola
Address: P.O. Box 818 San Andreas Ca 95249

(signature) ~~Steven J Airola~~
Name: ~~Steven J Airola~~
Address: ~~P.O. Box 818 San Andreas Ca 95249~~

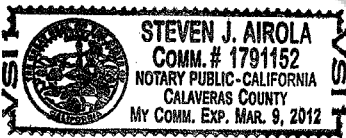
Kamy Crawford
Kamy J. Crawford
PO Box 818, San Andreas, CA 95249
Yvonne Brady
Yvonne Brady
POB 818 San Andreas, CA 95249

Grantor Acknowledgement

STATE OF:
COUNTY OF:

California
Calaveras

On this 13 day of July, 2011 before me, personally appeared **Jimmie Louis Martin and Virginia Mary Martin, Trustees** 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) Steven J Airola
Notary Public: Steven J Airola
Residing in the state of: California
My commission expires: 3-9-12



EXHIBIT "A"

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

- (a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (b) Unit No. 015-14 as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas as set forth on said Seventh Amended Map of Tahoe Village, Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, at Page 160, Of Official Records of Douglas County, Nevada as Document No. 114254.

Parcel 3: the exclusive right to use right to use said 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 "summer use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season.