

DOC # 788649
08/26/2011 12:22PM Deputy: PK
OFFICIAL RECORD
Requested By:
Stewart Vacation Ownership
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-811 PG-5028 RPTT: 7.80



APN: 1319-30-720-001

RECORDED REQUESTED BY
STEWART VACATION OWNERSHIP
3275 W. HILLSBORO BLVD., STE 206
DEERFIELD BEACH, FLORIDA 33442

WHEN RECORDED MAIL TO
THOMAS HELMAN
16508 SWARTZ CYN ROAD
RAMONA, CA. 92065

Title order No. 20113482

**GRANT BARGAIN
AND SALE DEED**



AP# 1319-30-720-001
R.P.T.T. \$
20113482
Account No. 3716216A

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That **2 D. FANNINS, INC., CORPORATION**, duly organized and existing under and by virtur of the law of the State of Texas, whose address is **12521 Enchanted Forest Drive, Austin, Texas 78727** in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **THOMAS HELMAN, an unmarried man as his sole and separate property** whose address is **16508 Swartz Cyn Road, Ramona, CA. 92065** all that real property situate in the County of **Douglas**, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this August 3, 2011

2 D. FANNINS, Inc., Corporation

Grantee's Address:
16508 Swartz Cyn Road
Ramona, CA. 92065

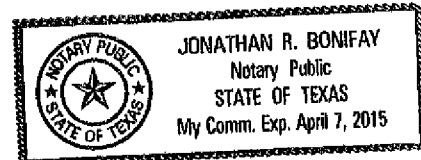
By: *Daniel Fannin II*
Daniel Fannin II, President

STATE OF TEXAS)
) ss.
COUNTY OF TEXAS)

On August 13th, 2011, before me Jonathan R Bonifay, the undersigned Notary Public in and for said State, personally appeared **Daniel Fannin II, President** personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed the same.

WITNESS my hand and official seal.

J.R. Bonifay (Seal)
Notary Public



"Stewart Title has recorded this instrument as an accomodation only. It has not been examined as to its effect on title, no examination of such matters has been made."



Exhibit "A"

LEGAL DESCRIPTION
FOR
RIDGE AT LAKE TAHOE

The land referred to herein is situated in the

State of **Nevada**

County of **Douglas**

and is described as follows:

PARCEL ONE:

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

- (a) An undivided **1/106th** interest, as tenants-in-common, in and to **Lot 37** of Tahoe Village Unit No. 3-10th, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. **Except therefrom units 039 to 80** Amended Map and as corrected by said Certificate of Amendment.
- (b) **Unit No. 170** as shown and defined on said last mentioned map and 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. 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, on 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, Fifth Amended Map and as corrected by said Certificate of Amendment.



PARCEL FOUR:

- (a) A non-exclusive easement for roadway and public utility purposes and 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, M.D.M.
-and-
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th Amended Map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, 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 during ONE "use week" within the **Prime** "Use Season", as said quoted terms are defined in the Declaration of Restrictions, recorded January 11, 1982 as Document No. 63825 of said Official Records, and Declaration of Restrictions, recorded September 17, 1981 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.

A portion of APN: 1319-30-120-001