

DOC # 789341  
09/12/2011 09:12AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
Resort Closings, Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-911 PG-1617 RPTT: 1.95



Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
James P. Tarpey, Esq.  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #33308

Mail Tax Statement To:  
RIDGE TAHOE  
PO BOX 5721  
STATELINE NV 89449

APN: 1319-30-720-001 PTN

## GRANT DEED

THIS DEED shall operate to perform the transfer of title from JON B. FRAZIER and BARBARA S. FRAZIER, whose address is 207 Alta Mira, Vacaville, CO 95688 ("Grantor(s)") to KAREN PHELAN, a single woman, as her sole and separate property, whose address is 3668 Lake Tahoe Boulevard Suite 2K, South Lake Tahoe, California 96150 ("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: 8/25/2011

GRANTOR(S):

[Signature]  
JON B. FRAZIER

[Signature]  
BARBARA S. FRAZIER

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

STATE OF: CA

COUNTY OF: SOLANO

THE 25TH DAY OF AUGUST, 2011, JON E. FRAZIER and BARBARA S. FRAZIER, personally appeared before me and acknowledged the foregoing instrument to be his/per/their voluntary act and deed.

WITNESS my hand and official seal:

*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: [Signature]

Printed Name: CHRISTINA PIMENTAL

A Notary Public in and for said State CA

My Commission Expires: 02-20-2013





EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel One:

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

- (A) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, as shown on the Fifth Amended Map, recorded October 29, 1981 as Document No. 62661 of Official records of Douglas County, State of Nevada. Except therefrom Units 121 through 140 as shown and defined on that certain Condominium Plan recorded June 22, 1982 as Document No. 70305 of Official Records of Douglas, State of Nevada.
- (B) Unit No. 127-04 as shown and defined on said Condominium Plan.

Parcel Two:

A non-exclusive right to use the real property know 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, in Book 173 Page 229 of Official Records and in modification 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 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, M.D.M.
- (B) A easement for ingress and egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth 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, of Official Records, Douglas County, State of Nevada.

Parcel Five:

The Exclusive right to use a unit of the same unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One an Parcels Two, Three and Four above



during ONE "use week" within the Summer "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above described exclusive rights may be applied to any available unit on the project, during said use week within said season.

COPY