

RECORDING COVER PAGE

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
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APN# 42-285-16 1319-30-644-066 ptn
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TITLE OF DOCUMENT (DO NOT Abbreviate)

GRANT DEED

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Deborah Wagner

Return to:

Name Deborah Wagner

Address 1321 Jamestown Road, STE 102,

City/State/Zip Williamsburg, VA 23185

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

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Prepared by and return to:
Deborah M. Wagner
1321 Jamestown Road, STE 102
Williamsburg, VA 23185

APN: 42-285-16
1319-30-644-066 p/n

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, M. ROSS BALESTRERI and JENNIFER D. BALESTRERI, TRUSTEES OF THE BALESTRERI FAMILY TRUST DTD February 8, 1999, (the "Grantors"), do hereby grant to Howard Cosier, (the "Grantee"), of 4038 Midlands Road, Williamsburg, Virginia 23188, the following described real property situated in the County of Douglas, State of Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

More commonly known as One week (prime) Timeshare, Unit 158 at Harich Tahoe Developments.

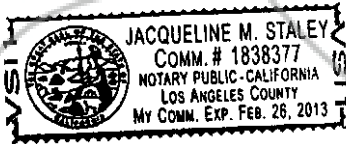
Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof.

Subject to any an all matters of record, including taxes, assessment, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

It being the same property as that conveyed unto the Grantors herein by Deed dated February 8, 1999, from Mario R. Balestreri and Jennifer D. Balestreri and recorded in the Official Records of the County Recorder, Douglas County, Nevada is Instrument: 0467158, Book 599, Page 104.

THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT A TITLE EXAMINATION

IN WITNESS WHEREOF, the Grantors have executed this Deed as of this 24 day of October, 2011.



M. Ross Balestreri
M. Ross Balestreri, Trustee [Redacted] 4619

Jennifer D. Balestreri
Jennifer D. Balestreri, Trustee [Redacted] 1258

STATE OF California
CITY/COUNTY OF Los Angeles, to-wit:

The foregoing instrument was acknowledged before me on this 24 day of October, 2011, by M. Ross Balestreri and Jennifer D. Balestreri, Trustees of the Balestreri Family Trust DTD February 8, 1999 who are personally known by me or who have produced: California DL as identification.

Jacqueline M. Staley
Notary Public
Printed Name: Jacqueline M Staley

My Commission Expires:
Feb 26, 2013

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

- (A) An undivided 1/106th interest as tenants-in- common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 158 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed 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.B. & M.; 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 No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3), recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the purposes provided for 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, during ONE use week within the prime season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-285-16