

DOC # 794667
12/22/2011 11:05AM Deputy: GB
OFFICIAL RECORD
Requested By:
Preferred Transfers
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1211 PG-4775 RPTT: 1.95

APN: 1319-30-644-004
File: 055568

Recording Requested by and Return To:

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

Mail Tax Statements To:

Timothy Jackson
123A Hwy 80 East #253
Clinton, Mississippi 39056



GRANT, BARGAIN, SALE DEED
The Ridge Tahoe

THIS INDENTURE, made on this 13 day of Dec, 2010 by and between Richard A. Grant and Carol A. Grant, husband and wife as joint tenants with right of survivorship, whose address is: 4081 Emerald Lane, Placerville, California 95667 ("Grantor"), does hereby grant, bargain, sell, and convey to Timothy Jackson, a single man, Tenant in Severalty, whose address is: 123A Hwy 80 East #253, Clinton, Mississippi 39056 ("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):

WITNESSES:

Richard A. Grant

Richard A. Grant

Carol A. Grant

Carol A. Grant

(signature) *[Signature]*

Name: *[Name]*

Address: *[Address]*

(signature) *[Signature]*

Name: *G.H. CHAMBERS*

Address: *PLACERVILLE, CA*

Grantor Acknowledgement

STATE OF: *California*
COUNTY OF: *El Dorado*

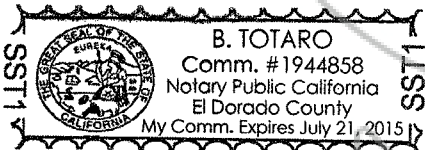
On this 13 day of 12, 2011, before me, personally appeared **Richard A. Grant and Carol A. Grant** to me personally known, who being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as a free act and deed, and if applicable in the capacity shown, having been duly authorized to execute this instrument in such capacity.

(signature) *[Signature]*

Notary Public: *[Signature]*

Residing in the state of: *CA*

My commission expires: *7/21/2015*



File: 055568



EXHIBIT "A"

PARCEL ONE:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows:

(A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988, as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Unit 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan Recorded as Document Number 182057, Official Records of Douglas County, Nevada.

(B) Unit No. 045 as shown and defined on said Condominium Plan.

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, in 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 of Official Records of Douglas County, State of Nevada.

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, - 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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of 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 Prime ~~ONE~~ use weeks within the SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

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