

APN: 42-230-20

Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
James P. Tarpey, Esq.  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow # 37162

Mail Tax Statement To:  
RIDGE SIERRA  
265 Quaking Aspen  
Stateline, NV 89449-2157

DOC # 795972  
01/18/2012 09:58AM Deputy: KE  
OFFICIAL RECORD  
Requested By:  
Resort Closings, Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-112 PG-3002 RPTT: 1.95



## LIMITED WARRANTY DEED

THIS DEED SHALL OPERATE TO PERFORM THE TRANSFER OF TITLE FROM PROJECT PHILANTHROPY, INC., A NONPROFIT CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE DISTRICT OF COLUMBIA, WHOSE ADDRESS IS 3701 TRAKKER TRAIL, SUITE 2J, BOZEMAN, MT 59718. ("GRANTOR(S)") TO LONSHIRE FINANCIAL LTD., A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF CANADA, AS SOLE TENANT, WHOSE ADDRESS IS 14 WILTSHIRE BLVD., WELLAND, ONTARIO L3C 3K9 ("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 lawful authority to sell and convey said land; that the Grantor(s) hereby fully warrants title against all acts of Grantor(s), and none other;



IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 1/16/12

GRANTOR(S): PROJECT PHILANTHROPY, INC.

*Virginia Babcock, President*  
VIRGINIA BABCOCK, PRESIDENT

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

STATE OF: Montana

COUNTY OF: Gallatin

THE 16th DAY OF January, 2012, VIRGINIA BABCOCK AS PRESIDENT OF PROJECT PHILANTHROPY, Inc., personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:  
Signature: *C. Pintar*  
Printed Name: C. Pintar

*Press Notarial Seal or Stamp Clearly and Firmly*

A Notary Public in and for said State  
My Commission Expires: 7/30/14

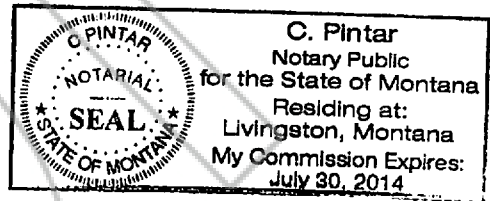




EXHIBIT "A"

Parcel 1. A Sierra share consisting of an undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

a. Condominium Unit No A4 as shown on the Condominium Plan filed December 27, 1983 in Book 1283 of Maps, at Page 3079, Map No. 93406, in the Office of the County Recorder of said County.

b. An undivided 1/51 interest in and to Lot 4, as per Map recorded December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, records of said County.

EXCEPTING THEREFROM the non-exclusive easements appurtenant to all Units for ingress and egress, including but limited to, parking, recreation, repair and maintenance, as more particularly described in Sections 1 through 7, inclusive, of Article X of Declaration of Restrictions (Tahoe Sierra Resort Condominiums), recorded December 19, 1983, as Document No. 93660 [the Master Declaration], and paragraphs 2.5, 2.6, 2.7 and 2.12 of the Declaration of Restrictions for Sierra Share Ownership [Tahoe Sierra Resort], recorded December 29, 1983 as Document No. 93661, all in Official Records of Douglas County.

EXCEPTING from said Parcel 1 and RESERVING unto the Grantor, and its successors and assigns, including all Owners, the Exclusive right to use and occupy said Parcel 1 during all Use Period and Service Periods, as defined in said Sierra Share Declaration.

Parcel 2. An exclusive right and easement to use and occupy an Assigned Unit and all easements appurtenant thereto, as set forth in Article II and X, Sections 1 and 3 of said Master Declaration, and paragraph 2.7 of said Sierra Share Declaration, during WINTER/SUMMER a Use Period in the Season, together with a non-exclusive right to use the Common Area during such Use Period, as defined in said Sierra Share Declaration, provided that such Use Period is reserved in accordance with the provisions of the said Sierra Share Declaration.

Parcel 3. A non-exclusive easement for ingress and egress, use and enjoyment of the following described real property during any Use Period reserved in accordance with the provisions of the said Sierra Share Declaration:

All of that certain real property situate in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian, in the County of Douglas, State of Nevada, being a portion of Tahoe Village Unit No. 3 as shown on the Fourth Amended Map thereof, recorded in Book 980 Page 2232 as Document No's 49050 and 49215, Official Records of said County, described as follows:

Beginning at the Southwest corner of Lot 4 of said Tahoe Village Unit No. 3 and running North 76° 17' 09" East along the Southerly line of said Lot 4 and the Easterly prolongation thereof, 85.35 feet; thence leaving said line and prolongation, South 07° 59' 43" East 83.17 feet; thereto South 82° 00' 17" West 84.93 feet; thence North 07° 59' 42" West 74.67 feet to the point of beginning.

Parcel 4 [THE FOLLOWING AFFECTS AND IS APPURTENANT ONLY TO LOT 2 IF THE SAME BE SHOWN IN PARAGRAPH b. OF PARCEL 1 HEREOF] An easement for encroachment together with the right of ingress and egress for maintenance purposes, as created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.

SUBJECT TO THIS CONVEYANCE IS MADE AND ACCEPTED AND THE SIERRA SHARE IS GRANTED SUBJECT TO non-delinquent real property taxes and assessments for all prior and current years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, easements, rights, and rights of way, including but not limited to those contained and referred to in paragraph 2.12 of the said Sierra Share Declaration, and other matters of record, including without limitation, the Master Declaration and the Sierra Share Declaration, all of which are hereby incorporated by reference into the body of this instrument as though the same were fully set forth herein.