



APN: 1319-30-720-001 PTN

Recording requested by:
John D. McCabe
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67043012001

Mail Tax Statements To: Elizabeth Fox, 64 Via Regalo, San Clemente, CA 92673
Consideration: \$500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, John D. McCabe and Joanne McCabe a/k/a Joanne M. McCabe, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is c/o 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Elizabeth Fox and Stephen Kenneth Austin, Wife and Husband as Joint Tenants with Right of Survivorship, whose address is 64 Via Regalo, San Clemente, CA 92673, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 7-5-12



IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Karen Morrell

Witness #1 Sign & Print Name:

Karen Morse II

John D McCabe by A Stewart

John D. McCabe

by Anne Stewart, as the true and lawful attorney in fact under that power of attorney recorded herewith.

[Signature]

Witness #2 Sign & Print Name:

RYAN CURRIE

Joanne McCabe by A Stewart

Joanne McCabe a/k/a Joanne M. McCabe

by Anne Stewart, as the true and lawful attorney in fact under that power of attorney recorded herewith.

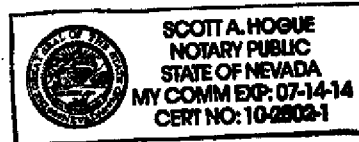
STATE OF NEVADA) SS

COUNTY OF CLARK)

On 5 July 2012, before me, the undersigned notary, personally appeared Anne Stewart, [as the true and lawful attorney in fact under that power of attorney recorded herewith for John D. McCabe and Joanne McCabe a/k/a Joanne M. McCabe, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE: [Signature]



My Commission Expires: 7-14-14



Exhibit "A"

File number: 67043012001

A Timeshare Estate comprised of:

Parcel One:

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

(a) An undivided 1/106th 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 Douglas County, State of Nevada, Except therefrom units 039 to 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, Nevada.

(b) Unit No. 196 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 modification thereof recorded on 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, Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas may become 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 ONE "use week" within the PRIME season, as said quoted terms are 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.