



Prepared by:  
Elizabeth Fox  
Return to:  
Legal Timeshare Transfers  
4513 Hwy 129 North  
Cleveland, GA 30528  
APN # 1319-30-720-001  
Mail tax statements to:  
Devon Bostic  
835 Palmview  
El Centro, California 92243

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**GRANT, BARGAIN, SALE DEED**  
**Tahoe Village**

Made this 3rd day of August, 2012, between **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, hereinafter called the "Grantor"\*; and **Devon M. Bostic**, a Single Woman, whose address is 835 Palmview, El Centro, California 92243, hereinafter called the "Grantee"\*.

**Witnesseth:** That said Grantor, for a good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledge, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

**Ridge Tahoe**, as more particularly described in the attached Exhibit "A."

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Derivation:** Document Number 805247; Book 712 Page 1488; Official Records of Douglas County, Nevada.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

*Mason Buesching*  
Witness signature

*Elizabeth Fox*  
Elizabeth Fox, Grantor

Mason Buesching  
Witness printed name

*Nico Rubert*  
Witness signature

*Stephen Kenneth Austin*  
Stephen Kenneth Austin, Grantor

Nico Rubert  
Witness printed name

STATE OF CALIFORNIA  
COUNTY OF ORANGE

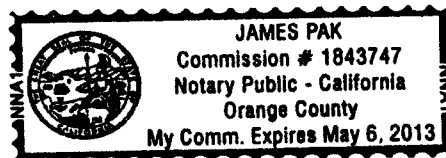
On August 3, 2012, before me, James Pak, a Notary Public in and for the said County and State, personally appeared **Elizabeth Fox and Stephen Kenneth Austin**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity, and that by his/her their signature on the instrument, the person or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under laws of California that the foregoing is true and correct.

WITNESS my hand at office, this 3rd day of August 2012.

*James Pak*  
Notary Public signature

James Pak  
Notary printed name  
My commission expires: May 6, 2013





**Exhibit "A"**

A Timeshare Estate comprised of:

Parcel One:

An undivided 1/5st 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, excepting therefrom Unit 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, 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. 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 purpose 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 as 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.

**End of Exhibit "A"**