

APN: 1319-30-645-003

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08/20/2012 11:50AM Deputy: AR
OFFICIAL RECORD
Requested By:
Duncan Realty & Escrow
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-812 PG-4494 RPTT: 1.95



Document Prepared By:
When Recorded return to:
Susan Duncan
Duncan Realty & Escrow
9301 West Highway 116
Gower, Missouri 64454

Mail tax statements to-
400 Ridge Club Drive
P.O. Box 5790
Lake Tahoe NV, 89449

APN: 1319-30-645-003
Consideration: \$500.00

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 30th day of July 2012,
by and between **Mark F. Judd and Almeda E. Judd, Husband and Wife**, whose
address is 4302 North 16th St. Tacoma, WA 98406, **GRANTOR** herein, and **Stephane
Smith, as Tenant in Severalty**, of the Country of Canada, **GRANTEE**, herein:

Grantee's mailing address: 6280 Villeneuve #6, Montreal Nord, Quebec, H1G 1M5

WITNESSETH, that the said Grantor, for and in consideration of the sum of and
other good and valuable consideration, paid by the said Grantee, the receipt of which is
hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL,
CONVEY AND CONFIRM** unto the said Grantee the following described Real
Property lying, being and situate in the unincorporated area, County of Douglas, State of
Nevada:

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

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging
or appertaining and the reversion and reversions, remainder and remainders, rents, issues,
and profits thereof;



SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, right 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.

TO HAVE AND TO HOLD THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.



IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

Witness:

Mark F. Judd
Mark F. Judd

Witness:

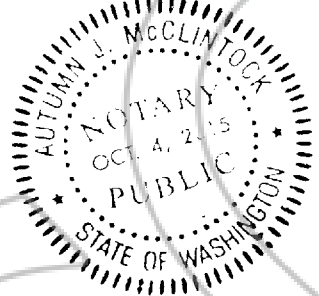
Almeda E. Judd
Almeda E. Judd

STATE OF WASHINGTON)
)
) SS
COUNTY OF PIERCE)

Susan Duncan
Witness: Susan Duncan
Maranda Rogers
Witness: Maranda Rogers.

On this 30th day of JULY
a Notary Public in and for said County and State Personally Appeared **Mark F. Judd**
and **Almeda E. Judd**, who is personally known to me or who has produced
(KNOWN TO ME) as identification whose name(s)
is/are subscribed to the within instrument and acknowledged to me that they executed
the same freely and voluntarily and for the purposes therein stated.

WITNESS my hand and Official Seal.



Autumn J. McClintock
Notary Public

My Commission Expires: 10.04.2015



EXHIBIT "A"
Legal Description

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1 / 20th interest, as tenants-in-common, in and to Lot 33 as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records of Douglas County, State of Nevada Except therefrom Units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Records;
- (B) **Unit No. 127-21** 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 63805, records of said county and state, for all the 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 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, Fifth Amended Map as corrected by said Certificate of Amendment.

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, M.D.M. (b) An easement for ingress, egress, and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981



as Document No. 61612 and amended by Certificate of Amendments recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use said UNIT 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 during one "use wee" within the Spring/Fall "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

