

Doc Number: **0823432**

05/13/2013 11:30 AM

OFFICIAL RECORDS

Requested By  
CATHY JOHNDRO

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0513 Pg: 3085 RPTT # 5



Deputy sg

APN #: A portion of APN 1319-30-644-064

Recording Requested By:

Jimmy L. Hurley & Cathy L. Johndro

Return Documents to:

Name: Jimmy L. Hurley & Cathy L. Johndro

✓ Address: 3195 Catawba Drive

City/State/Zip: Cameron Park, CA 95682

Send Tax Statements to:

Name: Jimmy L. Hurley & Cathy L. Johndro

Address: A Catawba Drive

City/State/Zip: Cameron Park, CA 95682

**GRANT, BARGAIN, SALE DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF ~~TEN DOLLARS~~ <sup>ME \$</sup> (\$1,857.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Dwight N. Lang & Mary Ann Lang, a married couple, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto **Jimmy L. Hurley & Cathy L. Johndro**, dated 22 April 2013, here in after referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Prior instrument reference: Book 284, Page 5202, Document No. 096758, of the Recorder of Douglas County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 22 day of April, 2013.

Mary Ann Lang  
MARY ANN LANG

Dwight N. Lang  
Signature  
DWIGHT N. LANG  
Print Name

State of Nevada, County of Douglas

The foregoing instrument was acknowledged before me on APRIL 22, 2013  
(Date)  
by Mary Ann Lang & Dwight N. Lang  
(Full Name of Signor)



Kevin Fields  
Notary Public, State of CALIFORNIA  
KEVIN FIELDS  
Print or Type Name

My Commission Expires: 6/28/16

**Grantor(s) Name, Address, phone:**

Dwight N. Lang & Mary Ann Lang  
510 Crestridge Lane  
Folsom, CA 95630  
  
Home 916-989-0948

**Grantee(s) Name, Address, phone:**

Jimmy L. Hurley & Cathy L. Johndro  
3195 Catawba Drive  
Cameron Park, CA 95682  
  
Home 530-676-7196

**SEND TAX STATEMENTS TO GRANTEE**

A TIMESHARE ESTATE COMPRISED OF:

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BK: 0513  
PG: 3087  
5/13/2013PARCEL ONE:

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

- (A) An undivided 1/106ths 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 Units 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. 156 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 ONE use weeks within the Prime 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".