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Tahoe Village Condominiums  
PO Box 5397  
Stateline, NV 89449

Doc Number: **0825175**

06/11/2013 10:41 AM

OFFICIAL RECORDS

Requested By:  
TAHOE VILLAGE HOA

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

RPTT:\$  
APN: A PORTION OF 1319-30-636-001

Page: 1 of 3 Fee: \$ 16.00  
Bk: 0613 Pg: 2625 RPTT \$ 1.95



Deputy: pk

**GRANT DEED:**

**NAME: SHERRY J. FRANZOA**  
**ADDRESS: 1433 N.W. YANKEE DRIVE**  
**BLUE SPRINGS, MISSOURI 64015**

**In consideration of \$1.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sale and Convey to:**

**NAME: LANCE AND LAURA KOSEN**  
**ADDRESS: 3185 380<sup>TH</sup> STREET, COTTONWOOD, MINNESOTA 56229**

**the real property at 348A Quaking Aspen, in the City of Stateline, County of Douglas, State of Nevada.**

**LOT\_64A USE WEEK USE: SUMMER, 348A**  
**ACCT #\_197**

**SEE ATTACHMENT-LEGAL**

**Together with all singular hereditament and appurtenances hereunto belonging or in any appertaining to.**

This 27<sup>th</sup> day of April, 2013

Sherry J Franzoa  
Signature of Grantor

\_\_\_\_\_  
Signature of Grantor

Sherry J Franzoa  
Print Name

\_\_\_\_\_  
Print Name

Notary:  
STATE OF MISSOURI  
COUNTY OF JACKSON

This instrument was acknowledged before me on April 27, 2013  
by, (person appearing) Sherry Franzoa

Commission expires: 8/29/2016 Notary

Notary: Elaine N Banks

Recording requested by mail to:  
Tahoe Village Condos Timeshare Association  
P.O. Box 5397  
Stateline, NV 89449

**ELAINE N. BANKS**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Jackson County

My Commission Expires Aug. 29, 2016  
Commission # 12566362

Order No. 09002489

**EXHIBIT A**

**LEGAL DESCRIPTION – Unit 348A, Lot 64**

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows: An undivided 1/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

- PARCEL 1:** Unit A, of Lot 64 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 64", being all of Lot 64, located in "TAHOE VILLAGE SUBDIVISION, UNIT NO. 1" filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps Page 260, as File No. 76343.
- PARCEL 2:** TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 64 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 64", being all of Lot 64, located in "TAHOE VILLAGE SUBDIVISION UNIT NO. 1", filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 260, as File No 76343.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all other "Owners" as defined in that certain Declaration of Covenants, Conditions Restrictions for Time Sharing Ownership Within Tahoe Villages Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37103, in Book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

**PARCEL B:** An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration containing

- (1) Two Bedrooms ( X )
- (2) Two Bedrooms with a Loft ( )

during the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within USE GROUP I hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s). Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Order No. 09002489

Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

GRANTOR hereby intends to convey to Grantee(s) a Time Sharing Interest. Grantor shall have the right to convey the remaining undivided interests and reserved used and occupancy rights as Time Sharing Interest.

The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193 in Book 90, Pages 473 to 484; modified by Instrument NO. 54194, recorded August 31, 1971, in Book 90, Pages 485 and 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; Instrument No. 69063 recorded September 28, 1973, Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").

All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the Time Sharing Interest granted hereunder and inure to the benefit of the remaining Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners thereof and inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.

SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses easements, rights, rights of way and other matters of record on the date hereof.

Assessor's Parcel No. 1319-30-636-001 (Old parcel # 0000- 40-120-020)