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Doc Number: **0825738**

06/20/2013 03:44 PM

OFFICIAL RECORDS

Requested By:
LISA ELLIOTT

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 41.00

Bk: 0613 Pg: 5402 RPT # 7



Deputy. sd

APN# 1319-30-724-027 PTN

11-digit Assessor's Parcel Number may be obtained at:

<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

GRANT DEED

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested by:

LAW OFFICES OF LISA ELLIOTT

Return Documents To:

Name JEAN BIDEGAINBERRY

Address 2435 26th Avenue

City/State/Zip San Francisco, CA 94116

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

RECORDING REQUESTED BY
Law Offices of Lisa Elliott
AND WHEN RECORDED MAIL TO
Name *Jean Bidegainberry*
Address *2435 26th Ave.*
City *San Francisco*
State *CA, 94116*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Grant Deed (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art 13A § 1 et.seq.) The undersigned grantors declare that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.
Transfer Not Pursuant to Sale

There is no Documentary transfer tax due. This is a Trust Transfer under § 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust. This conveyance transfers the Grantor's interest into his or her revocable trust, R&T 11930.

GRANTORS: JEAN BIDEGAINBERRY as his sole and separate property,
GRANTS TO: JEAN N. BIDEGAINBERRY and MARGARET R. BIDEGAINBERRY, trustees of the JEAN N. BIDEGAINBERRY and MARGARET R. BIDEGAINBERRY 2003 REVOCABLE TRUST dated March 14, 2003, the following described real property in the County of Douglas, State of Nevada.

See Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Assessor Parcel Number *42-261-26* *1319-30-724-027*
Address: Unit 3, Tahoe Village

Dated: June 5, 2013

Grantor:

Jean Bidegainberry

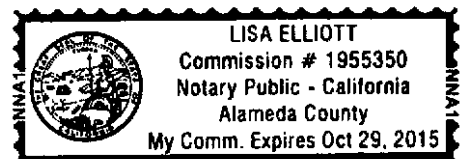
JEAN BIDEGAINBERRY

State of California)
County of San Francisco)
LISA ELLIOTT

On 6/5/2013, before me, _____, the Notary Public, personally appeared JEAN BIDEGAINBERRY, proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I declare under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature _____ (Seal)
Mail future tax statements to *JEAN & MARGARET BIDEGAINBERRY, 2435 26th Avenue, San Francisco, CA*



EXHB11 A
Legal Description

PARCEL ONE:

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

- (C) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eight Amended Map, recorded as Document No. 156903 of Official Records of Douglas County; excepting therefrom Units 001 to 038 as shown and defined on the at certain Condominium Plan recorded June 22, 1987, as Document No. 156903 of Official Records of Douglas County.
- (D) Unit 026 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 Fourth Amended and restated Declaration of Covenants, conditions and restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758.

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, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment, recorded November 23, 1981, as Document No. 62661 of Official Records of Douglas County 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.

PARCEL FOUR:

- (C) 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.;
- (D) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 62661, of Official Records of Douglas County.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904, 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 Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recoded February 14, 1984, as Document No. 96758, of Official Records of Douglas County, during ONE use week with the "PRIME Season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

APN: 42-261-26