

Prepared by:  
Record and Return to:  
✓ JOHNNIE R. & KAREN K. FRANKLIN  
104 BUTTERFLY COVE,  
GEORGETOWN, TX,  
78633

Mail Tax Statements to:  
JAIME GUTIERREZ SADA  
Av. 10 con calle 12 Edificio Jira No. 224 Dpto. B4  
Solidaridad, Q. ROO  
77710 MEXICO

Consideration: \$500.00

A portion of APN: 42-285-04

Doc Number: **0836241**

01/02/2014 02:32 PM

OFFICIAL RECORDS

Requested By:  
JOHNNIE R FRANKLIN

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00  
Bk: 0114 Pg: 179 RPTT \$ 1.95



Deputy pk

### GRANT, BARGAIN, SALE DEED

**THIS DEED**, Made the 26<sup>th</sup> day of DECEMBER, 2013, by  
**Johnnie R. Franklin and Karen K. Franklin, Husband and Wife, as Joint Tenants w/ROS,**  
of 104 Butterfly Cove, Georgetown, Texas 78633, hereinafter called the Grantor, to  
**Jaime Gutierrez Sada, a married man, as tenant in severalty**  
of Av. 10 con calle 12 Edificio Jira No. 224 Dpto. B4, Solidaridad, Q. Roo 77710 Mexico, hereinafter  
called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH**, That the Grantor, for and in consideration of the sum of Five Hundred and 00/100 (\$500.00) Dollars, to Grantor paid by Grantee, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto the Grantee, and Grantee's heirs and assigns forever, all that certain property located and situated in Douglas County, State of Nevada, more particularly described as:

**The Ridge Tahoe  
Unit 146, Prime Season**

**See 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;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's heirs and assigns forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

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

Johnnie R. Franklin  
JOHNNIE R. FRANKLIN

Karen K. Franklin  
KAREN K. FRANKLIN

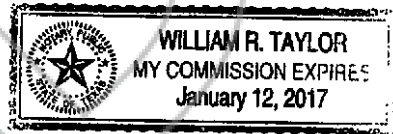
STATE OF TEXAS )  
COUNTY OF WILLIAMSON ) SS.

On DECEMBER 27, 2013, before me, William R. Taylor, a Notary Public, personally appeared **JOHNNIE R. FRANKLIN AND KAREN K. FRANKLIN**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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 person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

(this area for official notarial seal)

William R. Taylor  
Notary Signature  
Notary Printed: William R. Taylor  
My Commission expires: 01/12/2017



**EXHIBIT "A" (37)**

**A TIMESHARE ESTATE COMPRISED OF:**

**PARCEL ONE:**

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

- (A) An undivided 1/106<sup>th</sup> 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. 146** as shown and defined on said Condominium Plan.

**PARCEL TWO:**

A non – exclusive right to use the real property know 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 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 Parcel Two, Three and Four above for all 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".

A portion of APN: 42-285-04

R.P.T.T., \$ 19.80

**THE RIDGE TAHOE  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 3rd day of November, 19 89  
between HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Grantor, and  
Johnnie R. Franklin and Karen K. Franklin, husband and wife as  
joint tenants with right of survivorship  
Grantee;

**WITNESSETH:**

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenaments, herediaments and appurtenances thereunto belonging or appurtenant 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, rights 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 all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

HARICH TAHOE DEVELOPMENTS,  
a Nevada general partnership  
By: Lakewood Development Inc.,  
a Nevada corporation, general partner

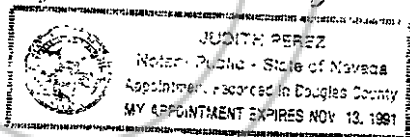
On this 14 day of August  
19 89, personally appeared before me, a notary public, Robert W. Dunbar, known to me to be the Treasurer and Chief Financial Officer of Lakewood Development Inc., a Nevada corporation, and he acknowledged to me that he executed the document on behalf of said corporation as general partner of Harich Tahoe Developments, a Nevada general partnership.

By: [Signature]  
Robert W. Dunbar, Treasurer,  
Chief Financial Officer

37-146-10-03

SPACE BELOW FOR RECORDER'S USE ONLY

[Signature]  
Notary Public



**WHEN RECORDED MAIL TO**

Name **Johnnie R. Franklin**  
Street **Karen K. Franklin**  
Address **352 Georgetown Drive**  
City & State **Beaumont, TX 77707**

214580  
BOOK 1193 PAGE 1632