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Doc Number: **0840932**

04/11/2014 03:47 PM

OFFICIAL RECORDS

Requested By
EILEEN OBATA

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00
Bk: 0414 Pg: 2249 RPTT \$ 1.95



Deputy ar

Prepared by:

✓ Record and Return to:

THOMAS J. & EILEEN M. OBATA
1941 W. EDMUNDSON AVENUE,
MORGAN HILL, CA, 95037

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: 42-230-16

1319-30-644-069 (p/m)

GRANT, BARGAIN, SALE DEED

THIS DEED, Made the 20 day of March, 2014, by

Thomas J. Obata and Eileen M. Obata, Husband and Wife, as Joint Tenants w/ROS,

of 1941 W. Edmundson Avenue, Morgan Hill, CA, 95037, 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 160, 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;

Being the same property conveyed to Grantor herein by instrument recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, State of Nevada.

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.

T. J. Obata
THOMAS J. OBATA

Eileen M. Obata
EILEEN M. OBATA

STATE OF California)
COUNTY OF Santa Clara) ss.

On March 30, 2014, before me, Julie R. Whelan, a Notary Public, personally appeared **THOMAS J. OBATA AND EILEEN M. OBATA**, 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)

Julie R. Whelan
Notary Signature
Notary Printed: Julie R. Whelan
My Commission expires: 3-19-18



A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, 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, State of Nevada.
- (B) Unit No. 160 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed 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.B. & M.; 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 THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the 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 week 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 right 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 42-28 6-02

REQUESTED BY
STEWART TITLE & DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

91 APR -1 P12 52

SUZANNE BEAUDREAU
RECORDER 247689
\$6 PAID KD DEPUTY
BOOK 491 PAGE 118

BK : 0414
PG : 2251
4/11/2014

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