APN: 1319-30-728-019 pfa

Recording Requested By:

Julie Ann Senseman 2237 Balsan Way Wellington, FL 33414

When Recorded Mail To:

Paraclete Business & Estate Planning 10 Crater Lake Avenue Medford, OR 97504

Mail Tax Statements To:

Julie Ann Senseman 2237 Balsan Way Wellington, FL 33414 Doc Number: 0844039

06/06/2014 10:34 AM

OFFICIAL RECORDS

Requested By PARACELTE BUSINESS & ESTATE PLANNING

DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder

Page: 1 Of 2 Fee: \$ 15.00 Bk: 0614 Pg: 1273 RPTT \$ 1.95

Deputy sd

(This Space for Recorder's Use)

WARRANTY DEED

BYRON P. BROCKSEN and ALICE G. BROCKSEN, husband and wife as joint tenants with right of survivorship, whose address is: 2333 NE Alameda, Portland, Oregon 97212, hereinafter referred to as "Grantors", convey and warrant unto JULIE ANN SENSEMAN, hereinafter referred to as "Grantee", all of their interest in that real property situated in Douglas County, State of Nevada, and described as:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

There is no monetary consideration for this transfer as it is for estate planning purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED: 4/23/14

BYRON P. BROCKSEN

ALICE G. BROCKSEN

STATE OF OREGON

County of Multnomah

) ss.

This instrument was acknowledged before me on ALICE G, BROCKSEN.

121 23 2014 by BYRON P. BROCKSEN and

WITNESS my hand and official seal

Notary Public in and for this state



A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/102nd interest in and to that certain condominium as follows:

- An undivided 1/20th interest as tenants- in- common, in and to Lot 33 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 121 through 140 (inclusive) as shown and defined on that certain Condominium plan recorded August 20, 1982, as Document No. 70305 of Official Records, Douglas County, State of Nevada. (B) Unit No. <u>1</u>38 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 rerecorded 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 N.D.B.& M.; and
- (B) An easement for ingress, earess 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. 1473 in 1974 and 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 agress 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 235008 of the Douglas County Recorded September 21, 1990 as Document No. 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 Restated Declaration of Covenants Conditions and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The exclusive right to use said UNIT 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 during ONE alternate "use week" during odd numbered years during swing "use season", as said quoted terms are defined 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, State of

The above described exclusive and non-exclusive rights may be applied to any available unit in Lots 31, 32, or 33 only during said alternate use week