

APN: 1319-30-645-003

DOC # 847854  
08/13/2014 02:25PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
Duncan Realty & Escrow  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-814 PG-2856 RPTT: 1.95



Document Prepared By:  
When Recorded return to:  
Tommy L. Love  
4050 Moose Hollow Road  
Park City, UT 84098

Mail tax statements to-  
400 Ridge Club Drive  
P.O. Box 5790  
Lake Tahoe NV, 89449

APN: 1319-30-645-003  
Consideration: \$500.00

## **GRANT, BARGAIN AND SALE DEED**

**THIS DEED:** Made and entered into this 11th day of January, 2014, by and between **Thunderbumper, LLC, a Utah Limited Liability Company**, whose address is 4050 Moose Hollow Road, Park City, UT 84098, **GRANTOR** herein, and **Giovanni Granata, an Unmarried Person, as Tenant in Severalty**, of the Country of Canada, **GRANTEE**, herein:

**Grantee's mailing address: 7473 Av. Andre-Ampere 207  
Montreal, Quebec, Canada H1E 6Y9**

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of Five Hundred Dollars (\$500.00) and other good and valuable consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.



SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, right 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 THE PREMISES AFORESAID**, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.



IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

Witness: Bob Albaugh

Tommy L. Love, an Authorized Representative for Thunderbumper LLC

Witness: Betty Albaugh

Rebecca J. Love, an Authorized Representative for Thunderbumper LLC

STATE OF UTAH )  
 )  
COUNTY OF Summit ) SS

On this 11 day of January, 2014, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **Tommy L. Love and Rebecca J. Love**, who is personally known to me or who has produced Drivers License and military ID as identification whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same freely and voluntarily and for the purposes therein stated.

WITNESS my hand and Official Seal.

Notary Public

My Commission Expires: Sep 12, 2017

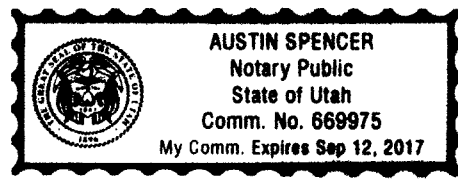




Exhibit "A"

LEGAL DESCRIPTION  
FOR  
RIDGE TAHOE -- LOT 42

Description of the property which is the subject of this report:

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**An undivided 1/51st interest** as tenants in common in and to that certain real property and improvements as follows: **(A) An undivided 1/48ths interest** in and to **Lot 42** as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and **(B) Unit No. 296** as shown and defined on said map; together described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in **Lot 42** only, for **one week each year** in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

Thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

