

A portion of APN: 1319-30-645-003  
Ridge Tahoe  
Actual/True Consideration \$ 500.00

DOC # 849123  
09/05/2014 01:18PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
Sunday Vacations  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-914 PG-1176 RPTT: 1.95



APN 1319-30-645-003 PTN  
Return recorded deed to:  
Sunday Vacations  
14788 Business Hwy 13  
Branson West, MO 65737

Deed Prepared By:  
John J. Grimm  
5955 Herlong Dr.  
Milton, FL 32570

Mail Tax Statements to:  
Ridge Tahoe  
400 Ridge Club Drive  
Stateline, NV 89449

**GRANT, BARGAIN, SALE DEED**

THIS DEED, made this 5th day of March, 2014 by and between, John J. Grimm and Deborah K. Grimm, husband and wife as joint tenants with right of survivorship, whose address is 5955 Herlong Dr., Milton, FL 32570, Grantor(s) to Stephen K. Austin and Elizabeth Fox, husband and wife, as Grantee(s) whose address is 64 Via Regalo, San Clemente, Ca 92673.

**WITNESSETH**

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

The following described real property in the County of Douglas, State of Nevada:

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

This being the same property as conveyed to Grantor in Book 1291 Page 4332 in the Official Records of Douglas County, Nevada.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. 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 Grantor has executed this instrument on the day and year first above written.

Witness:

Karissa L. Barr  
Print Name

Witness:

Kathleen Santiago  
Print Name

John J. Grimm  
John J. Grimm

Deborah K. Grimm  
Deborah K. Grimm

STATE OF Florida )  
COUNTY OF Santa Rosa )SS.

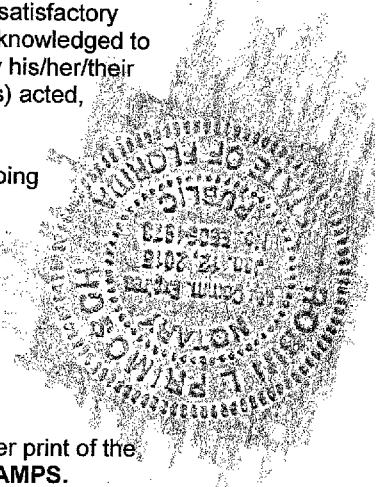
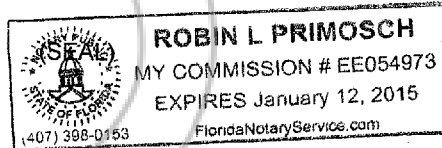
On this 5 day of March, 2014, before me (insert NAME and TITLE of OFFICER) Robin L. Primosch, Notary Public, personally appeared (insert name of signatory(ies))

John J. Grimm and Deborah K. Grimm, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that by he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the TRUSTEE(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify 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.

Robin L. Primosch  
Signature



**Note to Notary:** Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document. ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.



**EXHIBIT "A"**

**PARCEL ONE:**

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

(a) An undivided 1/106th interest, as tenants-in-common, in and to Lot **37** of Tahoe Village Unit No. **3**, Tenth-Amended Map, recorded September 21, 1990 as Document No. **235008**, all of Official Records Douglas County, State of Nevada. Except therefrom units **039-080 (inclusive) and Units 141-204 (inclusive)** as shown and defined on that certain Condominium Plan recorded as Document No. **182057** of Official Records.

(b) Unit No. **174** as shown and defined, on said 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 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 as 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 APR 42-286-16

END OF EXHIBIT A