

DOC # 849453  
09/15/2014 04:06PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
QC Deed, LLC (Main)  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-914 PG-2599 RPTT: 11.70



APN NO.: 1319-30-616-000

**WHEN RECORDED MAIL TO:**

EDWIN HOVSEPIAN  
P.O. BOX 4543  
GLENDALE, CA 91222

**MAIL TAX STATEMENTS TO:**

ALEX ELIE BURSTEIN  
C/O: TAHOE SUMMIT VILLAGE  
P.O. BOX 4917  
STATELINE, NV 89449  
Affix RPTT: \$11.70

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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That,  
PARNIA PANDKHOU, A MARRIED WOMAN,  
WHOM ACQUIRED TITLE AS A SINGLE WOMAN

Whose address is  
8 10th ST., UNIT #2105, SAN FRANCISCO, CA  
FOR A VALUABLE CONSIDERATION, the receipt of which is hereby  
acknowledged, do hereby Grant, Bargain, Sell and Convey to

EDWIN HOVSEPIAN, A MARRIED MAN

Whose address is  
P.O. BOX 4543, GLENDALE, CA

All that real property situated in the County of DOUGLAS, State of Nevada,  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A  
PART HEREOF, and commonly known as  
TIMESHARE

SUBJECT TO: 1. Taxes for the fiscal year paid current.  
2. Rights of way, reservations, restrictions, easements and conditions  
of record.

Together with all and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

**SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT**



**SIGNATURES AND NOTARY ACKNOWLEDGEMENT**

*P. P.*

PARNIA PANDKHO

PARNIA PANDKHO

STATE OF : CALIFORNIA  
COUNTY OF :

On this 07 day of SEPTEMBER 2014,

before me Hava Naim,

a Notary Public for the State of CALIFORNIA

personally appeared \_\_\_\_\_

PARNIA PANDKHO

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 he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of \_\_\_\_\_  
CALIFORNIA

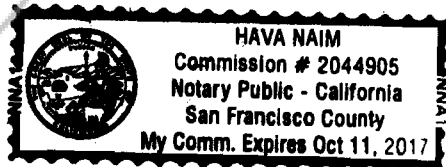
that the foregoing is true and correct.  
WITNESS my hand and official seal.

*Hava Naim*

Signature Notary Public

My commission expires: Oct 11 2017

My commission number: 2044905





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

APN No.: 1319-30-616-000

**PARCEL ONE:**

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

(a) Condominium Unit No. 20 , Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas county state of Nevada, during ONE (1) "Use Period" within the WINTER "Season" as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983, as Document No. 79473, and as re-recorded May 24, 1983 Document No. 80819, Official Records of Douglas County, state of Nevada, and the Declaration of Time Share Covenants, Conditions, and Restrictions recorded on October 24, 1983 as Document no. 89976 and as amended by the First Amendment to Declaration of Time Share covenants, conditions and Restrictions recorded on November 10, 1983 as Document No. 090832, Official records of Douglas county, state of Nevada.

(b) An undivided 1/11th interest in and to the common area designated, depicted and described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981 as Document no. 53850, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

**PARCEL TWO**

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in book 587 at Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada during and for the "Use Period" set forth in subparagraph (a) above.

**PARCEL THREE**

A non-exclusive right to use the real property known as Common Area on the Official Map of Tahoe Summit Village Unit No. 2, recorded March 29, 1974 as Doc 495 Official Records of Douglas County, state of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas county, state of Nevada , and as amended by instruments recorded with said county and state on September 28, 1973 as Document No. 69063 in Book 973, Page 912 and July 2, 1976 as Document No. 01472 in Book 776, Page 97 of Official Records of Douglas county, state of Nevada during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season.