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KAREN ELLISON, RECORDER E05

Recording Requested By and
When Recorded Mail To:

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GRANT, BARGAIN, AND SALE DEED



This page is added to provide adequate space
for recording information
(Cal. Gov. Code Section 27361.1)

RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:

RIDGE
ME + Yoshi

DAVID J. BACHAN and
KRISTINA L. FRANCESCHI
233 Downing Drive
Aptos, CA 95003

File No. 01-073sg

APN: 1319-30-720-001 PTN Space above this line for recorder's use

GRANT, BARGAIN AND SALE DEED
Exempt from Transfer Tax. Parent-Child Transf. (NRS375.090(5))

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, P.W. BACHAN does hereby GRANT, BARGAIN and SELL to DAVID J. BACHAN, a married man, as his sole and separate property, and KRISTINA L. FRANCESCHI, a married woman, as her sole and separate property, an undivided one-quarter (1/4) interest in the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED: February 11, 2002.



P.W. BACHAN

STATE OF CALIFORNIA)
) ss.
County of Santa Cruz)

On February 11, 2002, before me T.H. SKILLICORN, a Notary Public, personally appeared P.W. BACHAN, 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 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.



Notary Public



EXHIBIT A

PARCEL ONE:

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

(A) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33, of Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on the certain condominium plan recorded August 20, 1982, as Document No. 70305 of Official Records.

(B) Unit No. 121, as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, of Official Records of said County and State 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 the Modification thereof, recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

(A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-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.M.

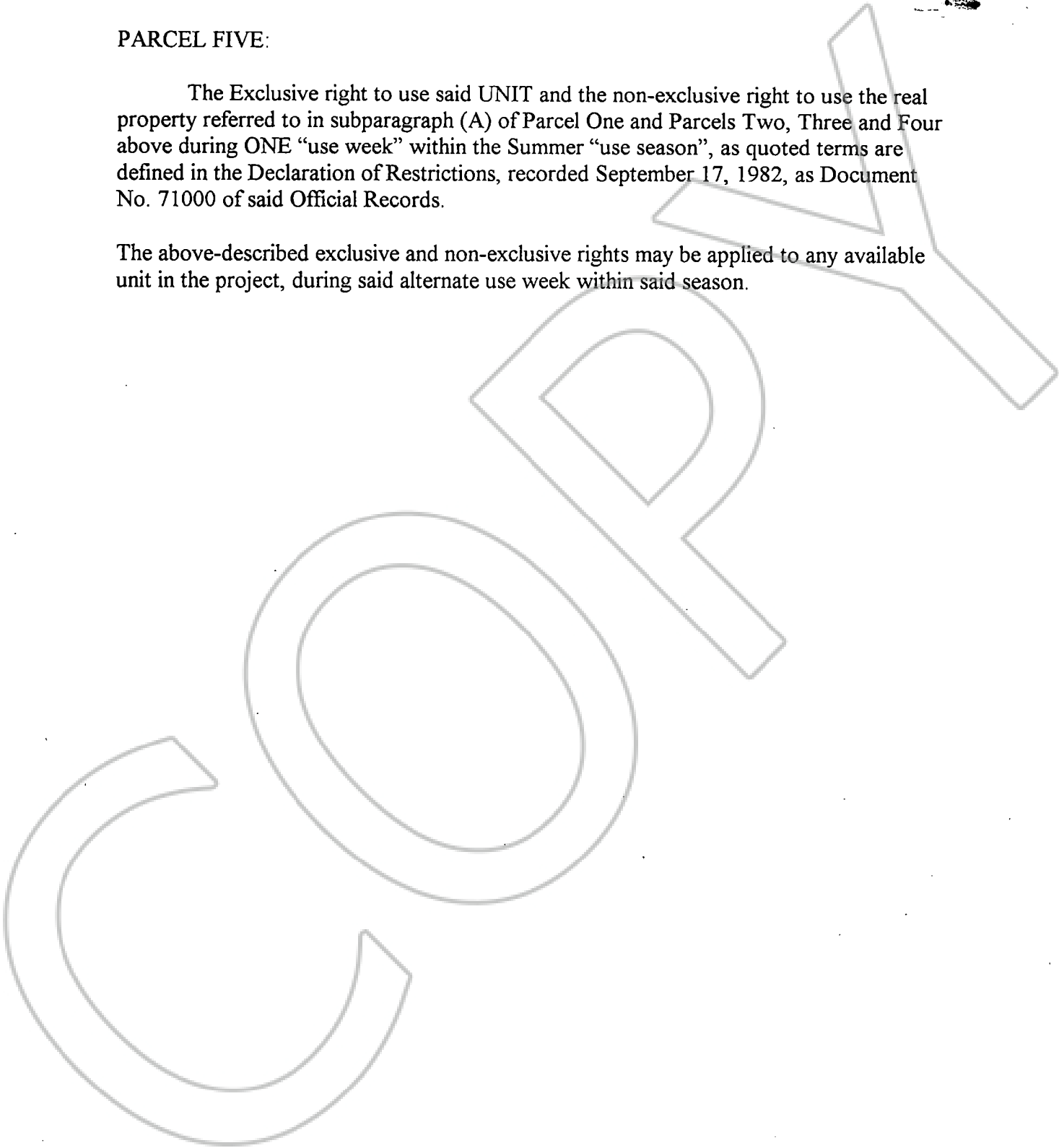
(B) An easement for ingress, egress and public utility purposes 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate

of Amendment recorded November 23, 1981, as Document No. 62661 Official Records, 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 "use week" within the Summer "use season", as quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records.

The above-described exclusive and non-exclusive rights may be applied to any available unit in the project, during said alternate use week within said season.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1319-30-720-001 PTN
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other Time Share

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$0.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 5
b. Explain Reason for Exemption: Parent Child Transfer

5. Partial Interest: Percentage being transferred: 50.00 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Attorney

Signature [Signature] Capacity Attorney

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: P.W. Bachan, C/O Paul Bachan
Address: 185 College Road
City: Watsonville,
State: CA Zip: 95076

Print Name: Kristina Franceschi and David Bachan
Address: 215 Meadowlark Lane
City: Aptos
State: CA Zip: 95003

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Robert H. Allen, Allen & Caroselli, Ltd. Escrow # _____
Address: 240 Westgate Drive, Ste 241
City: Watsonville State: CA Zip: 95076

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)