

RECEIVED  
DEC 15 1994  
TRICOM MGMT, INC.

RECORDING REQUESTED BY: )  
LEISURE TIME ESCROW )  
WHEN RECORDED MAIL TO )  
~~LEISURE TIME ESCROW~~ )  
~~P.O. BOX 7197~~ )  
~~STATELINE, NV 89449~~ )

KINGSBURY CROSSING OWNERS ASSOCIATION  
C/O TRICOM MGMT INC  
1300 N. KELLOGG DR., STE B.  
ANAHEIM, CA 92807

MAIL TAX STATEMENT TO: )  
~~CAPRI RESORTS~~ )  
C/O TRICOM MGMT. )  
1300 N. KELLOGG, SUITE B )  
ANAHEIM, CA 92807 )  
ESCROW NO. 1000 )

KINGSBURY CROSSING OWNERS ASSOCIATION

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARES DOCUMENTARY  
TRANSFER TAX IS . . . . . \$XXX 1.95  
COMPUTED ON CONSIDERATION OR VALUE OR PROPERTY CONVEYED; OR  
COMPUTED ON CONSIDERATION OR VALUE LESS LIEN/ENCUMBRANCES  
REMAINING AT TIME OF SALE.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,  
  
GEORGE GARY BIRD AND E. CATHRYN BIRD  
HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREBY GRANT(S) TO:  
  
KINGSBURY CROSSING  
OWNERS ASSOCIATION, A NEVADA CORPORATION

THE REAL PROPERTY IN THE CITY OF SOUTH LAKE TAHOE, COUNTY OF EL DORADO, STATE OF  
CALIFORNIA, DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED AND MADE APART HERETO

DATED: 12-8-94

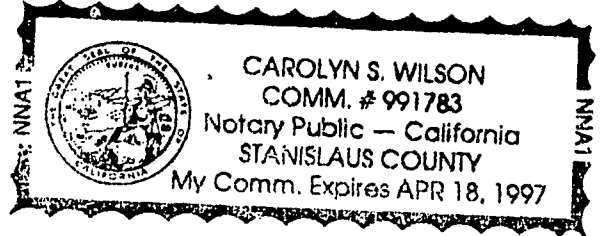
George Gary Bird  
GEORGE GARY BIRD

E. Cathryn Bird  
E. CATHRYN BIRD

STATE OF California  
COUNTY OF Stanislaus, ss.

ON December 8, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND  
FOR SAID STATE, PERSONALLY APPEARED George Gary Bird & E. Cathryn Bird  
Bird PERSONALLY KNOWN TO ME (OR 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 BY  
HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Carolyn S. Wilson

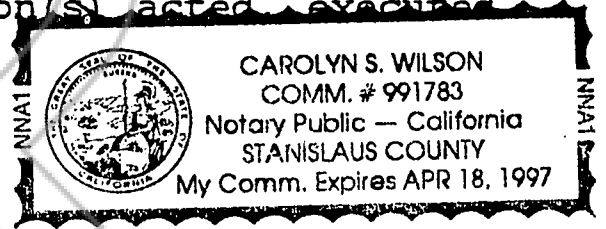


State of California  
County of Stanislaus

On Dec., 1994 before me; the undersigned notary public for the State of California, personally appeared George Gary Bird, personally known to me (or 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 by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Carolyn S. Wilson (Seal)



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BK0195PG2083

EXHIBIT "A"

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE REAL PROPERTY):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278 OF OFFICIAL RECORDS AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AS AMENDED.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6, AND 2.7 OF SAID DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE DECLARATION OF TIMESHARE USE RECORDED FEBRUARY 16, 1983, IN BOOK 283 AT PAGE 1341, AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, SECOND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 84425, THIRD AMENDMENT TO DECLARATION TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, DOCUMENT NO. 89535 AND FOURTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED AUGUST 31, 1987 IN BOOK 887 AT PAGE 3987, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 161309, ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE LOW SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NONEXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, RIGHT-OF-WAY OF RECORD.

REQUESTED BY  
**LEISURE TIME ESCROW**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

APN 07-130-19

'95 JAN 17 AM 11:00

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BKO195PG2084

LINDA SLATER  
RECORDER  
9<sup>00</sup> PAID 152 DEPUTY