

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JANET A. KUSNER TRUSTEE, OF THE JANET A. KUSNER REVOCABLE LIVING TRUST UAD NOVEMBER 12, 1996 in consideration of \$2,000.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to WAYNE FIPPIN AND DONNA FIPPIN, TRUSTEES OF THE WAYNE AND DONNA FIPPIN TRUST DATED 6-10-97 and to the heirs and assigns of such Grantee forever, all that real property situated KINGSBURY CROSSING, STATELINE, NV 89449, County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand on this 19<sup>th</sup> day of Sept., 19 97

Janet A Kusner Trustee  
JANET A. KUSNER TRUSTEE'

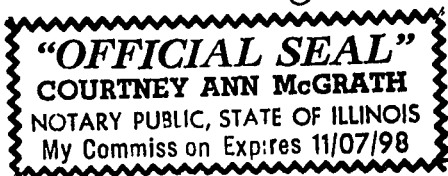
STATE OF NEVADA IL  
COUNTY OF COOK

ON Sept. 19, 1997, before me, COURTNEY ANN MCGRATH  
personally appeared Janet A. Kusner

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 Courtney Ann McGrath



RECORDING REQUESTED BY AND MAIL TO:

NAME:  WAYNE & DONNA FIPPIN, TRUSTEES  
ADDRESS: P.O. BOX 365  
CITY/ST/ZIP: MURPHY'S, CA. 95247

If applicable mail tax statements to:

NAME: TRI-COM MANAGEMENT  
ADDRESS: 1300 N. KELLOGG DR., #B  
CITY/ST/ZIP: ANAHEIM, CA. 92807

SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

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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, FIFTH AMENDMENT DECLARATION OF TIMESHARE USE RECORDED NOVEMBER 30, 1987 IN BOOK 1187, OF OFFICIAL RECORDS AT PAGE 3946 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 159336 AND SIXTH AMENDMENT DECLARATION OF TIMESHARE USE RECORDED MARCH 25, 1996 IN BOOK 396, OF OFFICIAL RECORDS AT PAGE 3827 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 383937 ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE HIGH 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. THE EFFECT OF THAT CERTAIN DOCUMENT ENTITLED, "SECOND AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3817, OF OFFICIAL RECORDS AND "THIRD AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3822 OF OFFICIAL RECORDS.

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

APN 07-130-19

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COPY

REQUESTED BY  
**TSI TITLE & ESCROW**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER  
\$ 9.00 PAID KS DEPUTY