

WHEN RECORDED MAIL TO:

✓ Dennis L. and Jerryann Phelps
15757 N. 90th Place # 1106
Scottsdale, Arizona 85260

space above this line for recorders use

47 992371
Documentary Transfer Tax \$ 1.95
computed on the consideration or value of property conveyed

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KINGSBURY CROSSING OWNERS ASSOCIATION, a Nevada non-profit Corporation, does hereby Grant, Bargain, Sell and Convey to

Dennis L. Phelps and Jerryann Phelps Husband and Wife as Joint Tenants

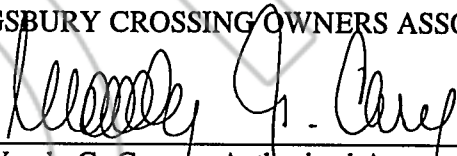
and to the heirs and assigns of such Grantee forever, all that real property situated at KINGSBURY CROSSING, STATELINE, NV 89449, County of Douglas, State of Nevada, bounded and described as follows:

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

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

Dated: 4/1/99

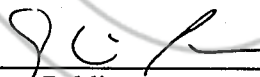
KINGSBURY CROSSING OWNERS ASSOCIATION

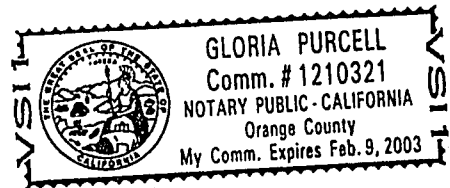

By: Woody G. Cary, Authorized Agent

STATE OF)
COUNTY OF)

On 4/14/99, before me, Gloria Purcell personally appeared Woody G. Cary personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his authorized instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.


Notary Public



MAIL TAX STATEMENTS TO:
KINGSBURY CROSSING
C/O TRICOM MANAGEMENT, INC.
1300 N. KELLOGG DRIVE #B
ANAHEIM, CA 92807

0466860

(This area for official notarial seal)

BK0499PG6253

EXHIBIT "A"

LEGAL DESCRIPTION
(Kingsbury Crossing)

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. MICHELSON 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. MICHELSON 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' AND SUBSEQUENT AMENDMENTS THERETO AS HEREINAFTER REFERRED TO.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPH 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 AN 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, AND 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 AND THIRD AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 89535, (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 SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, AND RIGHT-OF-WAY OF RECORD.

INTERVAL NO: 47 992371

A Portion of APN: 07-130-19

REQUESTED BY
Tricom Realty Services
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 APR 29 P12:34

0466860

BK0499PG6254

LINDA SLATER
RECORDER

800 PAID *K2* DEPUTY