

WHEN RECORDED MAIL TO:

CONDOSHARE INT'L
P.O. Box 8991
Palm Springs, CA 92263

Order No.
Escrow No.
Loan No.

SPACE ABOVE THIS LINE FOR RECORDERS USE

DOCUMENTARY TRANSFER TAX \$1,101.30

...Computed on the consideration or value of property conveyed; OR
...Computed on the consideration or value less liens or encumbrances remaining at
time of sale.

Mark Graham
Signature of Declarant or Agent determining tax - Firm Name

TAX PARCEL NO.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CONDOSHARE INTERNATIONAL, INC. a Nevada corporation

hereby GRANT(S) to **Steve A. Tvedt**

the real property in the County of DOUGLAS, State of NEVADA, described as

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

By acceptance of this Deed, the Grantee herein expressly accepts, covenants and agrees to be bound by and assume performance of all of the applicable provisions and requirements set forth in the Vacation Plan Declaration (as defined in the attached legal description) as amended from time to time. By acceptance of this Deed, the Grantee herein acknowledges the Vacation Plan Declaration (and all amendments of record) to be reasonable and acknowledges that all of their terms are incorporated into this Deed by this reference.

Dated DECEMBER 10, 1999

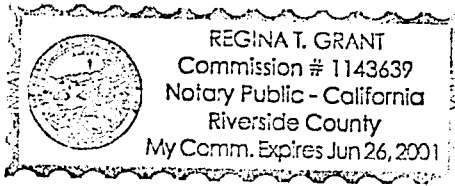
STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
On 12-10-99 before me

REGINA GRANT
personally appeared MARK GRAHAM

Mark Graham
CONDOSHARE INTERNATIONAL, INC.
BY: MARK GRAHAM
ITS: PRESIDENT

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.



Regina Grant
NOTARY PUBLIC SIGNATURE

0483481

(This area for official notarial seal)

BK 1299PG5118

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, M.D.B.&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 of Timeshare Use recorded October 14, 1983 in Book 1083, at Page 2572, Document No. 89535, Fourth Amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at Page 3987, Official Records of Douglas County, Nevada, as Document No. 161309, Fifth Amendment to 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 to 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 non-exclusive 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

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25, 1996, in Book 396, Page 3822, of Official Records.

SUBJECT TO all Covenants, Conditions, Restrictions, Limitations, Easements, and Rights-of-Way of record.

A portion of APN #07-130-19

4478

COPY

REQUESTED BY
Cordashare Int'l
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

1999 DEC 29 AM 9:56

LINDA SLATER
RECORDER

\$ 9.00 PAID K2 DEPUTY

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