

OK 4/17/00

WHEN RECORDED MAIL TO:
Kingsbury Crossing Association
1300 North Kellogg Drive, Suite B
Anaheim, CA 92807

ATTN: Gloria Purcell
Tricom Realty

space above this line for recorders use

47 051573

Documentary Transfer Tax ~~\$125~~ ¹⁹⁵ Deeding Back TO HOA
computed on the consideration or value of property conveyed

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Raul P. Duran and Flora Duran, Husband and Wife as Joint Tenants
does hereby Grant, Bargain, Sell and Convey to

**KINGSBURY CROSSING OWNERS ASSOCIATION
A NEVADA NON-PROFIT CORPORATION**

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 anywise
appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4/13/00

Raul P. Duran Raul P. Duran
By: Raul P. Duran
Flora Duran Flora Duran
Flora Duran

STATE OF California
COUNTY OF Sacramento

On 4/13/00, before me, Stacy Ferguson Notary Public personally appeared
Raul P & Flora Duran

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 authorized instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Stacy Ferguson
Notary Public

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

0491567

BK0500PG1811



(This area for official notarial seal)

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. 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. 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 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, AND RIGHT-OF-WAY OF RECORD

INTERVAL NO: 470051573

APN: 07-130-19

REQUESTED BY

Tricom
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 MAY -8 PM 1:08

LINDA SLATER
RECORDER

\$8.00 PAID *AK* DEPUTY

0491567

BK0500P61812