

APN#07-130-19

WHEN RECORDED MAIL TO:

Donald M. Malvestiti
Beverlie R. Malvestiti
2325 Parkwood Ct.
Santa Rosa, CA 95049

✓
TRICOM MGMT., INC.
1300 N. KELLOGG DR. STE B
ANAHEIM, CA 92807

Documentary transfer tax is \$ 1.95

471021122

GRANT, BARGAIN, SALE DEED

Kingsbury Crossing Owners Association, a Nevada non-profit Corporation, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Malvestiti Family Living Trust dated May 12, 1997 all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

AN UNDIVIDED ONE THREE THOUSAND TWO HUNDRED and THIRTEENTH INTEREST (1/3213) as tenant in common of that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the North 1/2 of the Northwest 1/4 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 and 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 and 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 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, 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, rights-of-way of record.

Assessment Parcel No. 07-130-19

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**KINGSBURY CROSSING OWNERS ASSOCIATION
a Nevada Corporation**

By: Tricom Management, Inc.

Woody G. Cary
its Agent
Woody G. Cary, President

Dated: 12 SEPT, 2000.

0501182

BK1000PG1910

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

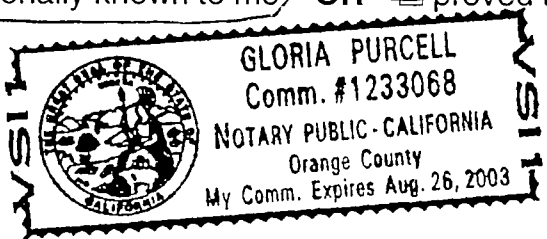
State of California

County of Orange

On September 27, 2000 before me, Gloria Purcell
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Woody G. Cary
Name(s) of Signer(s)

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.

GLP
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

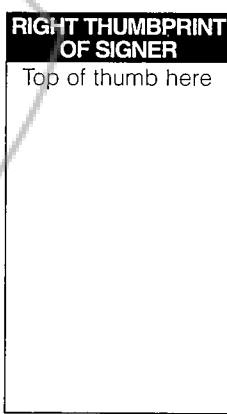
Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed to Malvestiti Family Living TRUST dated May 12, 1997
Document Date: September 12, 2000 Number of Pages: TWO
Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: Woody G. Cary

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

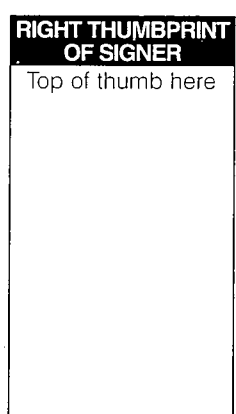


Signer Is Representing:

KCOA

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

EXHIBIT "A"

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Assessment Parcel No. 07-130-19

OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA
Kingsbury Crosser Owners Assn
2000 OCT 11 AM 11:05

LINDA SLATER, RECORDER

0501182

BY *BH* \$ 9.00

BK 1000PG 1912