

# GRANT, BARGAIN, SALE DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: That Mark S. Dakos and Mary W. Dakos, husband and wife as joint tenants, in consideration of \$500.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Kingsbury Crossing Owners Association, a Nevada non-profit corporation all that real property situate in the County of Douglas, State of Nevada, bounded and described in 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.

Witness our hand(s) this August 13, 2002.

X Mark S. Dakos  
Mark S. Dakos  
X Mary W. Dakos  
Mary W. Dakos

State of COLORADO )  
County of DENVER ) ss.

On August 28, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark S. Dakos and Mary W. Dakos, personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that they/she/he executed the same.

MATTHEW TUFT  
NOTARY PUBLIC  
STATE OF COLORADO  
MY COMMISSION EXPIRES 12/31/2005

Matthew Tuft  
Notary Public

WHEN RECORDED, MAIL TO:

Kingsbury Crossing  
1300 N. Kellogg Drive Suite B  
Anaheim, CA 92807

MAIL TAX STATEMENTS TO:

Tri Com Management  
1300 North Kellogg Drive  
Suite B  
Anaheim, CA 92807

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.  
FIRST AMERICAN TITLE CO.

File Number 47034336  
Order Number 02-143063  
Recorder's Instrument Number

0551731  
BK0902PG2410

**LEGAL DESCRIPTION  
FOR  
KINGSBURY CROSSING**

THE FOLLOWING REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

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 03, 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 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, OF 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. 084425 (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.

8/12/02  
02143063  
KC-PRE-MAS-2002  
NEVADA

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 SEP -9 PM 4: 20

LINDA SLATER  
RECORDER

\$15<sup>00</sup> PAID *KJ* DEPUTY

0551731

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