

PTN
A.P.# 1318-26-101-006
R.P.T.T. \$1.95

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Penny Warburton, a widow, who acquired title as Penny Tsugawa, in consideration of \$1,500.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Paul K. Grinnell and Claire A. Grinnell, husband and wife, as Joint Tenants all that real property situate in the City of Stateline, 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 24 day of October, 2002.

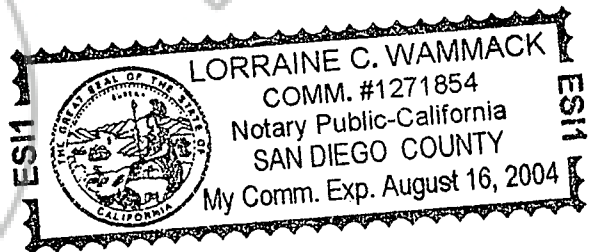
X Penny Warburton
Penny Warburton

X _____

State of California)
County of San Diego) ss.

On October 24, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Penny Warburton, 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.

Lorraine C. Wammack
Notary Public



WHEN RECORDED, MAIL TO:

Paul K. Grinnell
Claire A. Grinnell
115 Airport Parkway
South Burlington, VT 05403

MAIL TAX STATEMENTS TO:

Tri Com Management
1300 North Kellogg Drive
Suite B
Anaheim, CA 92807
Attn: Accounting Department

File Number E-J-2702
Order Number 02-143326
Recorder's Instrument Number

0556309

BK 1002 PG 13854

Exhibit "A"

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 **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.

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2002 OCT 30 PM 12:18

LINDA SLATER
RECORDER

\$ 15.00 PAID Kg DEPUTY

0556309

BK1002PG13855