

PTW
AP# 1318-26-101-006
R.P.T.T.S 0

GRANT, BARGAIN, SALE DEED (IN LIEU OF FORECLOSURE)

THIS INDENTURE WITNESSETH: That Jane Walters, A Widow, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Kingsbury Crossing Owners Association., a Nevada non-profit corporation, all that real property situate in the City of Reno, County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached thereto 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 18 day of Nov., 2002

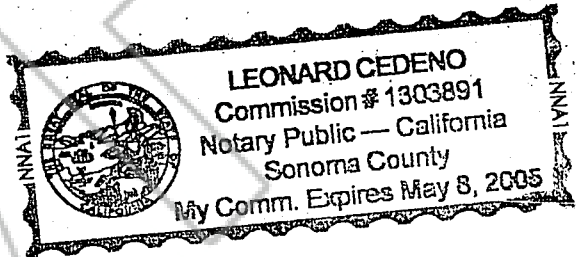
X Jane Walters
Jane Walters

STATE OF California)

) ss.

COUNTY OF Sonoma)

On 11/18/2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Jane Walters, personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed the same.



WITNESS my hand and official seal.

[Signature]
Notary Public

WHEN RECORDED, MAIL TO:
InterCity Escrow Services / File Number 47082828
16 Crow Canyon Court, Suite 200
San Ramon, California 94583
MAIL TAX STATEMENT TO:
Kingsbury Crossing

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.

0558952

BK 1102 PG 10755

**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.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD, TOGETHER WITH THE RENTS, ISSUES AND PROFITS THEREOF, SUBJECT HOWEVER TO THE RIGHT, POWER AND AUTHORITY HEREAFTER GIVEN TO AND CONFERRED UPON BENEFICIARY TO COLLECT AND APPLY SUCH RENTS, ISSUES AND PROFITS.

11/4/02
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KC-PRE-MAS-2002
DOUGLAS CO., NV

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COPY

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FIRST AMERICAN TITLE CO. 

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 NOV 25 PM 4: 04

LINDA SLATER
RECORDER

\$ 16 PAID K2 DEPUTY

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