

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Preferential Assets, Inc., a California Corporation** in consideration of \$299.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **George L. Ramos and Toni Shirley-Ramos, husband and wife as Joint Tenants** 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 12<sup>th</sup> day of November, 2002.

Preferential Assets, Inc., a California corporation

X Karen Phelan  
Karen Phelan, President

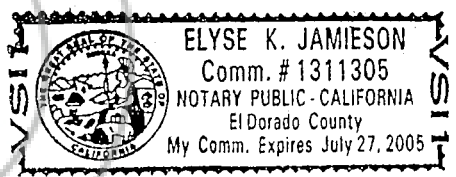
State of CALIFORNIA )  
County of EL DORADO ) ss.

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.

On NOVEMBER 12<sup>th</sup>, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Phelan, 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.

Elyse K. Jamieson  
Notary Public



WHEN RECORDED, MAIL TO:

George L. Ramos  
Toni Shirley-Ramos  
12747 Carnation Street  
Corona, CA 92880

MAIL TAX STATEMENTS TO:

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

File Number PTR068  
Order Number 01-139898  
Recorder's Instrument Number

0559494  
BK 1202 PG 00266

# 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 **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.

2/11/02  
01139898  
KC-PRE-MAS

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 DEC -2 PM 12: 08

LINDA SLATER  
RECORDER

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

0559494

BK1202PG00267