

PTN.

AP# 1-318-261-01-006
R.P.T.T. \$ 1.95

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUN 10 AM 11:01

WERNER CHRISTEN
RECORDER

\$ 16.00 PAID AK DEPUTY

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

Title Order No. 04-005113 Acct. No. 470140951

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That **Perry A. McCown and Sylvia S. McCown, husband and wife, as joint tenants** 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 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 May 26th, 2004.

Grantee's Address:

Kingsbury Crossing Owners Association
c/o Tricom Management, Inc.
1300 N. Kellogg Dr., Ste. B
Anaheim, CA 92807

By: *Perry A. McCown*
Perry A. McCown

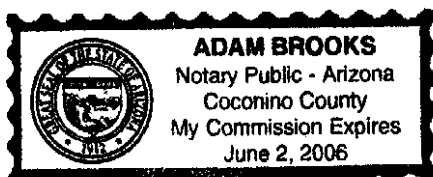
By: *Sylvia S. McCown*
Sylvia S. McCown

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On June 3, 2004, before me, the undersigned Notary Public in and for said State, personally appeared **Perry A. McCown & Sylvia S. McCown** 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.

Adam Brooks (Seal)
Notary Public



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Exhibit "A"

LEGAL DESCRIPTION
FOR
KINGSBURY CROSSING

The land referred to herein is situated in the

State of **Nevada**

County of **Douglas**

and is described as follows:

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.

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MAIL TAX STATEMENTS TO:
Kingsbury Crossing Owners Association
Acct. No. 470140951
c/o Tricom Management, Inc.
1300 N. Kellogg Dr., Ste. B
Anaheim, CA 92807

Space below Line for Recorder's Use

RECORDING REQUESTED BY:
Stewart Vacation Ownership

WHEN RECORDED MAIL TO:
Kingsbury Crossing Owners Association
c/o Tricom Management, Inc.
1300 North Kellogg Drive #B
Anaheim, CA 92807

Grant, Bargain & Sale Deed

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