

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

WHEN RECORDED MAIL TAX STATEMENTS TO:
Centurion Resorts Corporation
3015 N. Ocean Blvd #121
Ft. Lauderdale, Florida 33308

2004 DEC 15 AM 10:39

WHEN RECORDED MAIL TO:
InterCity Escrow Services
16 Crow Canyon Court, #200
San Ramon, CA 94583
KCCR145/E-81565

WERNER CHRISTEN
RECORDER
\$16 PAID KJ DEPUTY

APN # 1318-26-101-006
R.P.P.T. \$19.50

KINGSBURY CROSSING GRANT, BARGAIN, SALE DEED

Interval Number: 4305-06

HOA Number: 470132244

Season: High Low

Use: Annual Odd year use only Even year use only

KCCR145

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Centurion Resorts Corporation, a Florida corporation, whose principal place of business in the State of Nevada is 3700 Las Vegas Blvd. South #1162, Las Vegas, Nevada 89109, does hereby grant, bargain, sell and convey unto

Matthew Ripley and April Ripley, husband and wife, Joint Tenants with Rights of Survivorship

whose address is 122 New Brighten Circle South East, Calgary Alberta Canada, T2Z4B4,

hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

All of the property described on Exhibit "A" hereto, incorporated herein by this reference (the "Property")

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Declaration, and any supplements and amendments thereto, hereinafter filed; and
3. Real estate taxes that are currently not due and payable but are a lien against the Property.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Declaration in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

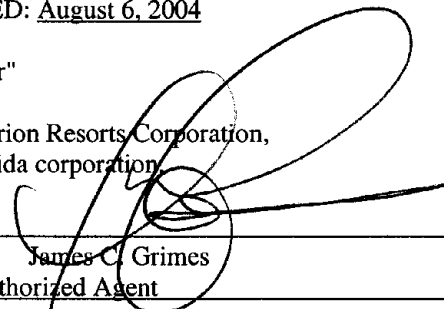
0631951

BK1204PG06811

DATED: August 6, 2004

"Seller"

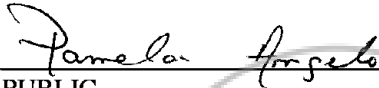
Centurion Resorts Corporation,
a Florida corporation

By: 
James C. Grimes
Its Authorized Agent

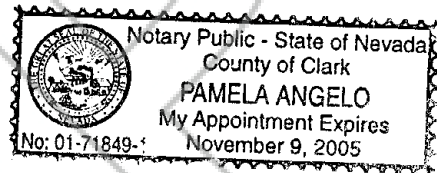
STATE OF NEVADA)

COUNTY OF CLARK)

This instrument was acknowledged before me on
Nov 02, 2004
by James C. Grimes as Authorized Agent
of Centurion Resorts Corporation.


NOTARY PUBLIC

My Commission Expires 11-09-05



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KINGSBURY CROSSING LEGAL DESCRIPTION

INTERVAL NUMBER: 4305-06

HOA NUMBER: 470132244

SEASON: HIGH LOW

USE: ANNUAL

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND DESCRIBED AS FOLLOWS:

PARCEL A:

AN UNDIVIDED [ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTHS (1/3213)] INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE "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 MSAP FOR JOHN E. MICHAELSON AND WALTER COX RECORDED FEBRUARY 3, 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 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 THE DECLARATION OF TIMESHARE USE (KINGSBURY CROSSING) RECORDED FEBRUARY 16, 1983 IN BOOK 283, PAGE 1341 AS DOCUMENT NO. 076233, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS AMENDED (THE "DECLARATION"), TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

ALSO EXCEPTING THEREFROM THE NON-EXCLUSIVE RIGHTS TO USE THE "COMMON AREAS" AS DEFINED IN THE DECLARATION.

PARCEL B:

THE EXCLUSIVE RIGHT AND EASEMENT TO USE AND OCCUPY AN "ASSIGNED UNIT" AND THE "COMMON FURNISHINGS" THEREIN, TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO OCCUPY THE "COMMON AREAS" IN PARCEL A ABOVE DURING A PROPERLY RESERVED "USE WEEK", DURING THE "SEASON" IDENTIFIED ABOVE, ON AN [ANNUAL] BASIS, AS DESIGNATED ABOVE, PROVIDED THAT SUCH USE PERIODS ARE FIRST RESERVED IN ACCORDANCE WITH THE DECLARATION AND THE "RULES AND REGULATIONS", AS EACH OF SAID TERMS ARE DEFINED IN THE DECLARATION REFERRED TO ABOVE.

PARCEL C:

ALL RIGHTS OF MEMBERSHIP IN KINGSBURY CROSSING OWNERS ASSOCIATION, A NEVADA NON-PROFIT CORPORATION ("ASSOCIATION"), WHICH ARE APPURTENANT TO THE INTERESTS DESCRIBED IN PARCELS A AND B UNDER THE DECLARATION AND BYLAWS OF THE ASSOCIATION.

EXHIBIT "A"

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