

15-

DOC # 0638352
03/07/2005 03:13 PM Deputy: KLJ

OFFICIAL RECORD
Requested By:
FRAN HOWE

RECORDING REQUESTED BY:
Ocean View Escrow Services Inc.

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

✓ Fran Howe
839a Bluff Circle
Huntington Beach, CA 92646
Order No.
Escrow No. 04-1003
Parcel No. APTN APN# 1318-26-101
-006

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0305 PG- 2680 RPTT: # 4



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0.00 and CITY \$
 x computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: x State Line, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Paul George Abatti, a single man and Frances Maria Howe, a single woman together as joint tenants with right of survivorship

hereby GRANTS to **Frances Maria Howe, a single woman**

the following described real property in the County of **Douglas**, State of Nevada:

see attached "Exhibit A" for legal description

Date February 7, 2005

Borrower's Signature

Paul George Abatti
Paul George Abatti

Frances Maria Howe
Frances Maria Howe

STATE OF CALIFORNIA }
COUNTY OF Orange } S.S.

On 2-22-05, before me, Dennis J. Adams, Notary Public,
personally appeared **Paul George Abatti and Frances Maria Howe** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature Dennis J. Adams

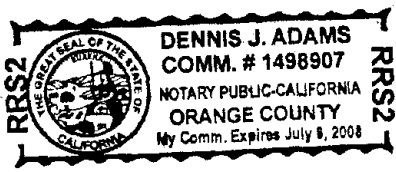


Exhibit "A"

KINGSBURY CROSSING LEGAL DESCRIPTION

INTERVAL NUMBER: 4313-49

HOA NUMBER: 470542143

SEASON: A 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"

