

990

A. P. # 1318-26-101-006
R.P.T.T. 1.95

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0405 PG- 9722 RPTT: 1.95



Recording Requested By:
InterCity Escrow Services
1610 Stoneridge Mall Road,
Suite 140
Pleasanton, California 94588

Mail Recorded Deed To:

Ryan G. Beers
Sarah T. Beers
5700 E. Whitmore Ave.
Huhgson, CA 95326

NC829

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Richard B. Matthews and Mary E. Matthews, Trustees of the Matthews Family Trust, dated September 10, 1993 in consideration of \$500.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Ryan G. Beers and Sarah T. Beers, husband and wife as Joint Tenants all that real property situate in the City of Stateline, 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 21 day of March, 2005.

This document is recorded as an ACCOMMODATION ONLY and without liability for this consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

x. Richard B. Matthews, Trustee
Richard B. Matthews, Trustee
x. Mary E. Matthews, Trustee
Mary E. Matthews, Trustee

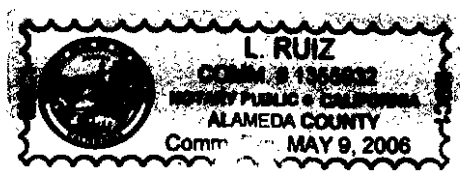
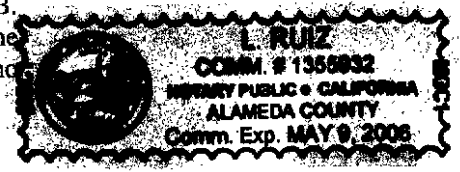
State of California)
County of Alameda) ss.

On March 21, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard B. Matthews and Mary E. Matthews, 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.

[Signature]
Notary Public

MAIL TAX STATEMENTS TO:

Tri Com Management Association
1300 North Kellogg Drive, Suite B
Anaheim, CA 92807



**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. 84425 AND THIRD AMMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 89535, (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-OF-WAY OF RECORD.

Assessment Parcel No. 1318-26-101-006

