

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0805 PG- 6288 RPTT: 19.50



WHEN RECORDED, MAIL TAX STATEMENTS TO:

Centurion Resorts Corporation  
3015 N. Ocean Blvd #121  
Ft. Lauderdale, Florida 33308

WHEN RECORDED MAIL TO:

InterCity Escrow Services  
16 Crow Canyon Court, #200  
San Ramon, CA 94583

APN # 1318-26-101-006

**#390 KINGSBURY CROSSING GRANT, BARGAIN, AND SALE DEED**

Interval Number: 420830A

HOA Number: 479930503

Season:  High  Low

Use: Annual

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

ROMULO E. BANAGA & MARITA D. BANAGA, HUSBAND AND WIFE

14429 SEABRIDGE LN., SAN DIEGO, CA 92128  
as HUSBAND AND WIFE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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, herinafter 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 revision and reversions, remainder and remainders, rents, issues and profits thereof.

**KINGSBURY CROSSING  
GRANT, BARGAIN, AND SALE DEED**

#390

"Seller"  
Centurion Resorts Corporation,  
a Florida corporation,

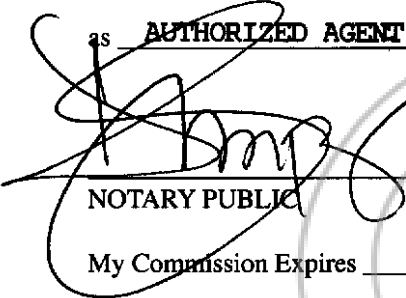
By JAMES C. GRIMES

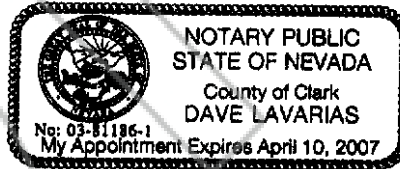
Its AUTHORIZED AGENT

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on APRIL 1ST, 20 05 by JAMES C. GRIMES

as AUTHORIZED AGENT of CENTURION RESORTS CORPORATION

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 4/10/07



**KINGSBURY CROSSING  
GRANT, BARGAIN, AND SALE DEED**

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**#390**

**KINGSBURY CROSSING LEGAL DESCRIPTION**

**INTERVAL NUMBER: 420830A**

**HOA NUMBER: 4799 30503**

**X 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 1431 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"**

