

RECORDING REQUESTED BY:  
Robert T. Bruce

WHEN RECORDED MAIL TO:  
Robert T. Bruce  
P.O. Box 5236  
El Dorado Hills, CA

Timeshare No. 102089  
Portion of Parcel No. 07-130-19  
APN Ptn 1318-26-101-006

DOC # 0682493  
08/17/2006 10:05 AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
B T BRUCE & ASSOCIATES

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0806 PG- 6890 RPTT: 3.90



R.P.T.T. \$ \_\_\_\_\_

**GRANT, BARGAIN, SALE DEED**  
THE UNDERSIGNED GRANTOR DECLARES:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Robert T. Bruce ("Grantor"),**  
Whose post office address is: P.O. Box 5236, El Dorado Hills, California 95762

hereby GRANTS to:

**Sheri Powers as Trustee of the Sheri Powers Revocable Trust, Dated October 1, 2001 ("Grantee")**  
Whose post office address is: 405 Riverview Drive, Auburn, California 95603

A Timeshare Estate situated at KINGSBURY CROSSING, STATELINE, NV 89449, County of Douglas,  
State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

This conveyance is made and accepted, and said property is hereby granted, subject to all covenants,  
restrictions and liens of record.

Dated 8-15-2006

STATE OF California  
COUNTY OF El Dorado ) S.S.

On August-15-2006 before me, Joseph M Henderson  
a Notary Public in and for

said County and State, personally appeared:

**ROBERT T. BRUCE**

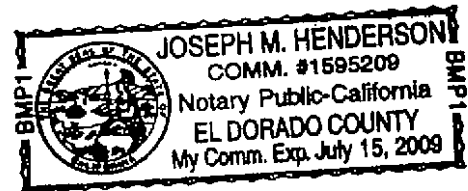
personally known to me (or proved to me on the basis  
of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and  
that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

Robert T. Bruce  
Robert T. Bruce

WITNESS my hand and official seal.

Signature

Joseph M Henderson  
My Commission Expires: July 15, 09



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
(Kingsbury Crossing)

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, TOWNSHIPS 13 NORTH, RANGE 18 EAST, MDB & M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSON AND WALTER COX, RECORDED FEBRUARY 3, 1981, IN BOOK 281, OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53170, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSON 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 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 PARAGRAPH 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, 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 AMENDMENT 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, FOURTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED AUGUST 31, 1987 IN BOOK 887 AT PAGE 3987, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 101309, FIFTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED NOVEMBER 30, 1987, IN BOOK 1187 OF OFFICIAL RECORDS AT PAGE 3946, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 159336, AND SIXTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED MARCH 25, 1996, IN BOOK 396 OF OFFICIAL RECORDS AT PAGE 3827, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 383937 ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE **HIGH** SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION. THE EFFECT OF THAT CERTAIN DOCUMENT ENTITLED "SECOND AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996, IN BOOK 396, PAGE 3817, OF OFFICIAL RECORDS, AND "THIRD AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996, IN BOOK 396, PAGE 3822, OF OFFICIAL RECORDS.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, AND RIGHT-OF-WAY OF RECORD

INTERVAL NO: 102089

A Portion of APN 07-130-19