

OFFICIAL RECORD  
Requested By:  
WROMAN LLC

Recording Requested By:  
Return to:

Wroman, LLC  
✓ 237 East Front Street  
Youngstown, Ohio  
330-746-7550

APN: 1318-26-101-0660

Mail Tax Statements to:  
Larry and Rhonda Bradley  
7318 Koala Court  
N. Highlands, CA 95660

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-1206 PG- 3160 RPTT: 1.95



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

THIS INDENTURE, made this 26 day of August, 2006, between **Ronald K. Minamide and Nancy C. Minamide, Grantor, and Larry Bradley and Rhonda Bradley, Joint Tenants with Rights of Survivorship, Grantee:**

WITNESSETH:

That Grantor, in consideration of the sum of TEN AND 50/100 DOLLARS (\$10.50), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL unto the Grantee, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on EXHIBIT "A", a copy of which is attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights, rights of way, agreements and the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341 as Document No. 76233, Official Records of Douglas County, State of Nevada, as restated, modified, and all amendments thereto, and which Declarations are incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD, all and singular, the premises, together with the appurtenances, unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first hereinabove written.

Ronald K. Minamide  
Ronald K. Minamide

Nancy C. Minamide  
Nancy C. Minamide

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

This instrument was acknowledged before me, GLORIA ORTEGA, a notary duly authorized to take acknowledgments in State last aforesaid and in County last aforesaid, by **Ronald K. Minamide and Nancy C. Minamide** this 26TH day of AUGUST, 2006.



Gloria Ortega  
Notary Signature  
My Commission expires: APRIL 20, 2008

EXHIBIT "A"

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, M.D.B.&M., described as follows: Parcel 3, as shown on that amended Parcel Map for John E. Michelsen 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 real property the exclusive right to use and occupy all of the dwelling units as defined in the "Declaration of Timeshare Use" as amended.

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, Official Records of Douglas County, Nevada, as Document No. 78917, 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, Third Amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083, at Page 2572, 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. 161309, 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" with 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 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 Rights-of-Way of record.

A portion of APN #07-130-19  
Owner # K36-10