

16
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03/30/2007 11:31 AM Deputy: CF

OFFICIAL RECORD

Requested By:

KINGSBURY CROSSING OWNERS

ASSN

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0307 PG-10480 RPTT: 9.75



APN#1318-26-101-006

Mail Tax Statements To:

Kingsbury Crossing Owners Association

P.O. Box 6600, Stateline, NV 89449

Mail Recorded Copy to:

Kingsbury Crossing Owners Association

C/O Tricom Management, Inc.

1300 N Kellogg Dr. Suite B, Anaheim, CA 92807

Transfer Tax \$9.75

470615721

4105-45

**DEED UPON LIEN FORECLOSURE
(KINGSBURY CROSSING OWNERS' ASSOCIATION)**

THIS DEED UPON LIEN FORECLOSURE is made this 22nd day of March, 2007, by KINGSBURY CROSSING OWNERS' ASSOCIATION, a Nevada non-profit corporation, herein Grantor, having the address of 133 Deer Run Court, Stateline, Nevada 89449, and Kingsbury Crossing Owners Association, herein Grantee.

Grantor, pursuant to its powers and authority provided by law and as set forth in that Declaration of Timeshare Use, recorded February 16, 1983 in Book 283 as Document No. 076233, Official Records of Douglas, Nevada, thereby establishing a lien against that property legally described on Exhibit "A" attached hereto and incorporated herein by this reference, hereinafter the Property.


Grantor caused a Notice of Default and Election to Sell to be recorded against the interest of GALLAGHER TTEES, J HOWARD & BETTY, GALLAGHER LIVING TRUST DTD 2/17/92, on December 11, 2006 as Document No. 0690419 in the Official Records of Douglas County, Nevada, Notice of Assessment and Claim of Lien was recorded on September 27, 2006 Document No. 0685265, and on February 26, 2007, Document No. 0695836, a Notice of Sale of the Property was recorded and was published in the Record Courier, a newspaper of general circulation in Douglas, Nevada, once a week for three consecutive weeks commencing February 28, 2007, and a copy of said Notice was posted for not less than twenty (20) days at the location of the sale and also at not less than three (3) public places in the locale of the Property, namely (1) Douglas County Courthouse, 1616 8th St., Minden, NV 89423; (2) Douglas County Law Enforcement Office, 1625 8th, Minden, Nv 89423; and (3) U.S. Post Office, 1640 Hwy 395 N, Minden, NV 89423 (4) U.S. Post Office, Zephyr Cove, NV 89448, (5) Douglas County Library, Zephyr Cove Branch 233 Warrior Way, Zepher Cove NV 89448, (6) U.S. Post Office Stateline Branch, Zephyr Cove, NV 89449 and at the Property.

Grantor did sell the Property at public auction at the time and place noticed for such sale on March 22, 2007, to Grantee, the highest bidder, for U.S. \$2,189.59 in full or partial satisfaction of the indebtedness secured by the Notice of Assessment and Claim of Lien.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to the Property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name as of the day and year first above written.

"Grantor"
KINGSBURY CROSSING OWNERS' ASSOCIATION,
a Nevada non-profit corporation



Woody G. Cary, Managing Agent, on behalf of
and at the direction of the Board of Directors

STATE OF California) : ss.
COUNTY OF Orange)

On this 26th day of March, 2007, before me Gloria Purcell, Notary Public in and for said state, appeared Woody G. Cary, personally known or proven to me to be the person who name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal



NOTARY PUBLIC

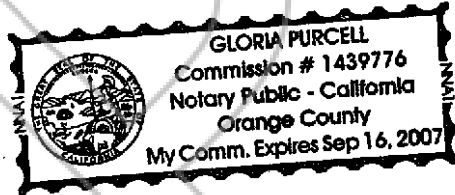


Exhibit "A"

AN UNDIVIDED ONE THREE THOUSAND TWO HUNDRED and THIRTEENTH INTEREST 1/3213) as tenant in common of that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the North ½ of the Northwest ¼ 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 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, 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, ("Declaration"), during a "Use Period", within the Low 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.

