

APN: 1318-26-101-004 (Plw)  
R.P.T.T.: \$0.00  
Exempt: (5)

OWNERSHIP  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0407 PG- 6833 RPTT: # 5



**Recording Requested By:**  
First American Title Company  
1160 North Town Center Drive, Suite 190  
Las Vegas, NV 89144

**After Recording Mail To:**  
✓ First American Title Company  
1160 North Town Center Drive, Suite 190  
Las Vegas, NV 89144

**Send Subsequent Tax Bills To:**  
First American Title Company  
1160 North Town Center Drive, Suite 190  
Las Vegas, NV 89144

Tran-5934  
Interval No. 47061664

## **GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Robert A. Benziger and Kathy S. Benziger, who acquired title incorrectly as Kathy S. Benzeger, husband and wife as joint tenants,** FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Kevin S. Benziger and Pam Benziger, husband and wife, as joint tenants with right of survivorship and not as tenants in common,** whose address is 6226 County Road 120, Carthage, Missouri 64836,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on May 24, 1984, in Book No. 584, Page No. 1977, Document No. 101199 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **Kingsbury Crossing  
133 Deer Run Court  
Stateline, Nevada 89449**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 2 day of April, 2007.

Robert A. Benziger  
Robert A. Benziger

Kathy S. Benziger  
Kathy S. Benziger

STATE OF Missouri)  
COUNTY OF Barton) ss

This instrument was acknowledged before me, this 2 day of April, 2007, by **Robert A. Benziger and Kathy S. Benziger.**

**NOTARY STAMP/SEAL**

Julie A. Luce  
Notary Public  
Assistant Manager  
Title and Rank  
My Commission Expires: Oct. 24, 2010

**JULIE A. LUCE**  
Notary Public - Notary Seal  
State of Missouri, Barton County  
Commission # 06957777  
My Commission Expires Oct. 24, 2010

I, **Robert A. Benziger**, hereby affirm that this document submitted for recording does not contain a social security number.

Robert A. Benziger  
Signature

\_\_\_\_\_  
Grantor  
Title

Robert A. Benziger  
Printed Name

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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 DEVELOPER, 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. 084425 AND THIRD AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, OF 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, OF 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 LOW 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 BYLAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996, IN BOOK 396, PAGE 3822, OF OFFICIAL RECORDS.