

OFFICIAL RECORD

Requested By:

TIMESHARE ENTERPRISES LLC

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0807 PG-02000 RPTT: 3.90



Mail Tax Statements To:
Gemini Investment Partners, Inc.
2248 Flame Court
Clermont, FL 34714

Prepared For:
Richard A. Ditzler and
Lillian J. Ditzler, Husband and Wife
/ Prepared By, Record and Return To:
Resort Realty, Inc.
P. O. Box 865
Williamsburg, VA 23187

APN #1318-26-101-006 (a portion of)

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

Interval Number: 421337A
HOA Number 479912102
Season: High
Use: Annual

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard A. Ditzler and Lillian J. Ditzler, Husband and Wife, whose postal mailing address is 824 S. 15th Avenue, Freeport, IL 61032, does hereby grant, bargain, sell and convey unto Gemini Investment Partners, Inc., a Licensed Florida Corporation, whose postal mailing address is 2248 Flame Court, Clermont, FL 34714, hereinafter referred to as the Grantee, 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, hereinafter 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 does hereby agree to assume the obligation for the payment of a pro rate or proportionate share of the real estate taxes for the year commencing 2008 and subsequent years. Further, by accepting this deed the Grantee accepts title subject to the restrictions, liens and obligations set forth above and agrees to perform the obligations set forth in the Declaration in accordance with the terms thereof.

The real estate herein conveyed is the same property acquired by Grantor above by Grant, Bargain, and Sale Deed from Centurion Resorts Corporation, a Florida corporation, and recorded on October 25, 2005 in the Official Records of Douglas County, Nevada as Doc #0658740, in Book 1005 at Page 11349.

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.

Seller:

Richard A. Ditzler and
Lillian J. Ditzler, Husband and Wife
824 S. 15th Avenue
Freeport, IL 61032

By Richard A. Ditzler
Richard A. Ditzler, Grantor

By Lillian J. Ditzler
Lillian J. Ditzler, Grantor

STATE OF Illinois }
COUNTY OF Stephenson }

I HEREBY CERTIFY that on this 7 day of May 2007, before me, an officer duly authorized to administer oaths and take acknowledgements, appeared Richard A. Ditzler and Lillian J. Ditzler, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged this document was executed the same, that I relied upon the following form of identification of the above named persons personally known, or they are personally known to me.

OFFICE
CORREEN A. UBERSOX
Notary Public, State of Illinois
My Commission Expires 7/11/2009

Witness my hand and official seal in the State and County last aforesaid.

Notary Public Signature Correen Ubersox

Printed Name of Notary Correen Ubersox

My Commission expires 7/11/2009

KINGSBURY CROSSING
GRANT, BARGAIN, AND SALE DEED

#461

KINGSBURY CROSSING LEGAL DESCRIPTION

INTERVAL NUMBER: 421337A
HOA NUMBER: 479912102
SEASON: High
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.

EXHIBIT "A"

Page 3 of 4



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"

Page 4 of 4