

OFFICIAL RECORD
Requested By:
STEWART TITLE

WHEN RECORDED, MAIL TAX STATEMENTS TO:
Centurion Resorts Corporation
3015 N. Ocean Blvd #121
Ft. Lauderdale, Florida 33308

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1007 PG- 8028 RPTT: 19.50

WHEN RECORDED MAIL TO:
InterCity Escrow Services
6210 Stoneridge Mall Road, Suite 140
Pleasanton, CA 94588



APN # 1318-26-101-006 *FTN*

RPTT \$19.50

#2256 **KINGSBURY CROSSING GRANT, BARGAIN, AND SALE DEED**

Interval Number: 330850A

HOA Number: X 478800851

Season: X High _____ Low _____

Use: Annual

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Centurion Resorts Corporation, a Florida corporation, whose principal place of business in the State of Nevada is 3700 Las Vegas Blvd. South, #1162, Las Vegas, Nevada 89109, does hereby grant, bargain, sell and convey unto

RUSS T. ISHIMARU, A SINGLE MAN

990 ALA MAMALA ST #39A, HONOLULU, HI 96818
as A SINGLE MAN

hereinafter referred to as the Grantee(s), 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, herinafter 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(s) do(es) hereby agree to assume the obligation for the payment of a pro rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Declaration in accordance with the terms thereof.

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.

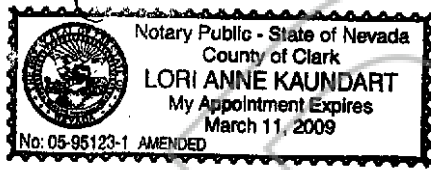
**KINGSBURY CROSSING
GRANT, BARGAIN, AND SALE DEED**

#2256

"Seller"
Centurion Resorts Corporation,
a Florida corporation,

By JAMES C. GRIMES

Its AUTHORIZED AGENT



STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on OCTOBER 27TH, 20 06 by JAMES C. GRIMES

as AUTHORIZED AGENT of CENTURION RESORTS CORPORATION

Lori Anne Kaundart
NOTARY PUBLIC

My Commission Expires 03-11-09

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

Page 3

#2256

KINGSBURY CROSSING LEGAL DESCRIPTION

INTERVAL NUMBER: 330850A

HOA NUMBER: 478800851

HIGH LOW

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.

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"

Updated 11/08/04

0712036 Page: 3 of 3 10/30/2007
BK- 1007
PG- 8030