

OFFICIAL RECORD  
Requested By:  
TIMESHARE TITLE INC

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

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-1207 PG- 3391 RPTT: 1.95

Mail tax statement to:  
Kingsbury Crossing Resort  
133 Deer Run Court  
Stateline, NV 89449

and when recorded return to:  
Timeshare Title, Inc.  
P.O. Box 3175  
Sharon, PA 16146  
ESCROW NO. 07-2611JB



R.P.T.T. \$1.95

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That GEMINI INVESTMENT PARTNERS, INC., a Licensed Florida Corporation, whose address is 2248 Flame Court, Clermont, FL 34714, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to GRIGORIY DRATVA AND ALEXANDRA VAINER, as JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, whose address is 12 St. Michael Court, San Ramon, CA 94583, all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

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 not yet due and payable but are a lien against the Property.

By accepting this Deed the Grantees do 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 Grantees accept title subject to the restrictions, liens and obligations set forth above and agree 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 reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Prior Instrument Reference: Document No. 0707075, Book 0807, Page 02000, of the Official Records of Douglas County, Nevada.

WITNESS its hand this 7 day of DECEMBER, 2007.

**GEMINI INVESTMENT PARTNERS, INC.**

By: *Jon M. Comas*  
**Jon Comas**  
**Authorized Agent**

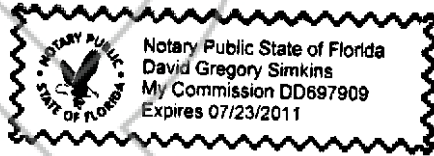
STATE OF: FLORIDA

COUNTY OF: ORANGE

On this 7 day of DECEMBER, 2007, personally appeared before me, a Notary Public in and for said County and State, Jon Comas, Authorized Agent, of Gemini Investment Partners, Inc., who acknowledged that he executed the above instrument on behalf of the corporation.

WITNESS my hand and official seal.

*David Gregory Simkins*  
Notary



**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, Map 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.

