

DOC # 723393
05/15/2008 09:44AM Deputy: GB
OFFICIAL RECORD
Requested By:
TIMESHARE CLOSING SERVIC
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-508 PG-3979 RPTT: 1.95



APN: 1319-30-527-001 *ptn*

Recording requested by:
James Borgerding
and when recorded mail to:
Timeshare Closing Services, Inc.
✓ 8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 99030508003

Mail Tax Statements To: Russel Browning, 119 Duncan Way, Roseville, CA 95678

Consideration: \$500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **James Borgerding and Matilde Borgerding, Husband and Wife, as Joint Tenants with Rights of Survivorship**, whose address is c/o 8545 Commodity Circle, Orlando, FL 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Russel Browning, as his sole and separate property, whose address is 119 Duncan Way, Roseville, CA 95678, "Grantee"

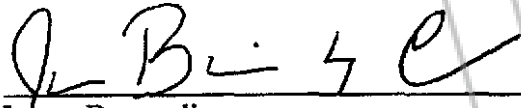
The following real property located in the State of Nevada, County of Douglas, known as Kingsbury Crossing, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

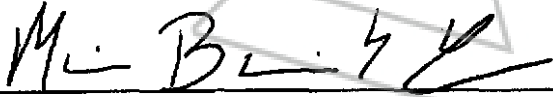
Document Date: 5/2/08

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.


Witness #1 Sign & Print Name:
LORETTA M. SAVINORI


James Borgerding
by Chad Newbold, as the true and lawful attorney in fact under that power of attorney recorded herewith.


Witness #2 Sign & Print Name:
MILQUET FIGUEROA-FERRER


Matilde Borgerding
by Chad Newbold, as the true and lawful attorney in fact under that power of attorney recorded herewith.

STATE OF Florida) SS
COUNTY OF Orange)

On May 2, 2008, before me, the undersigned notary, personally appeared, by Chad Newbold, as the true and lawful attorney in fact under that power of attorney recorded herewith for, James Borgerding and Matilde Borgerding, Husband and Wife, as Joint Tenants with Rights of Survivorship, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



MILQUET FIGUEROA-FERRER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD609902
EXPIRES 10/30/2010
BONDED THRU 1-888-NOTARY1

SIGNATURE: 
MILQUET FIGUEROA-FERRER

My Commission Expires: 10/30/2010



BK-508
PG-3980

Exhibit "A"

File number: 99030508003

Interval Number: 420123A

HOA Number: 470251862

High Season

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 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 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 interest described in Parcels A and B under the declaration and bylaws of the association,

