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Requested By:

ALLISON, MACKENZIE,
PAVLAKIS, WRIGHT & FAGAN
Douglas County - NV
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Page: 1 Of 7 Fee: 20.00
BK-0608 PG- 2824 RPTT: 0.00



APN 1318-26-001-006

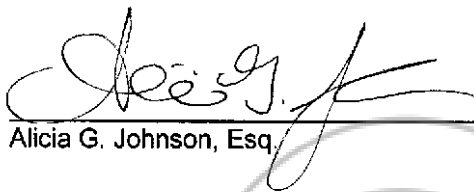
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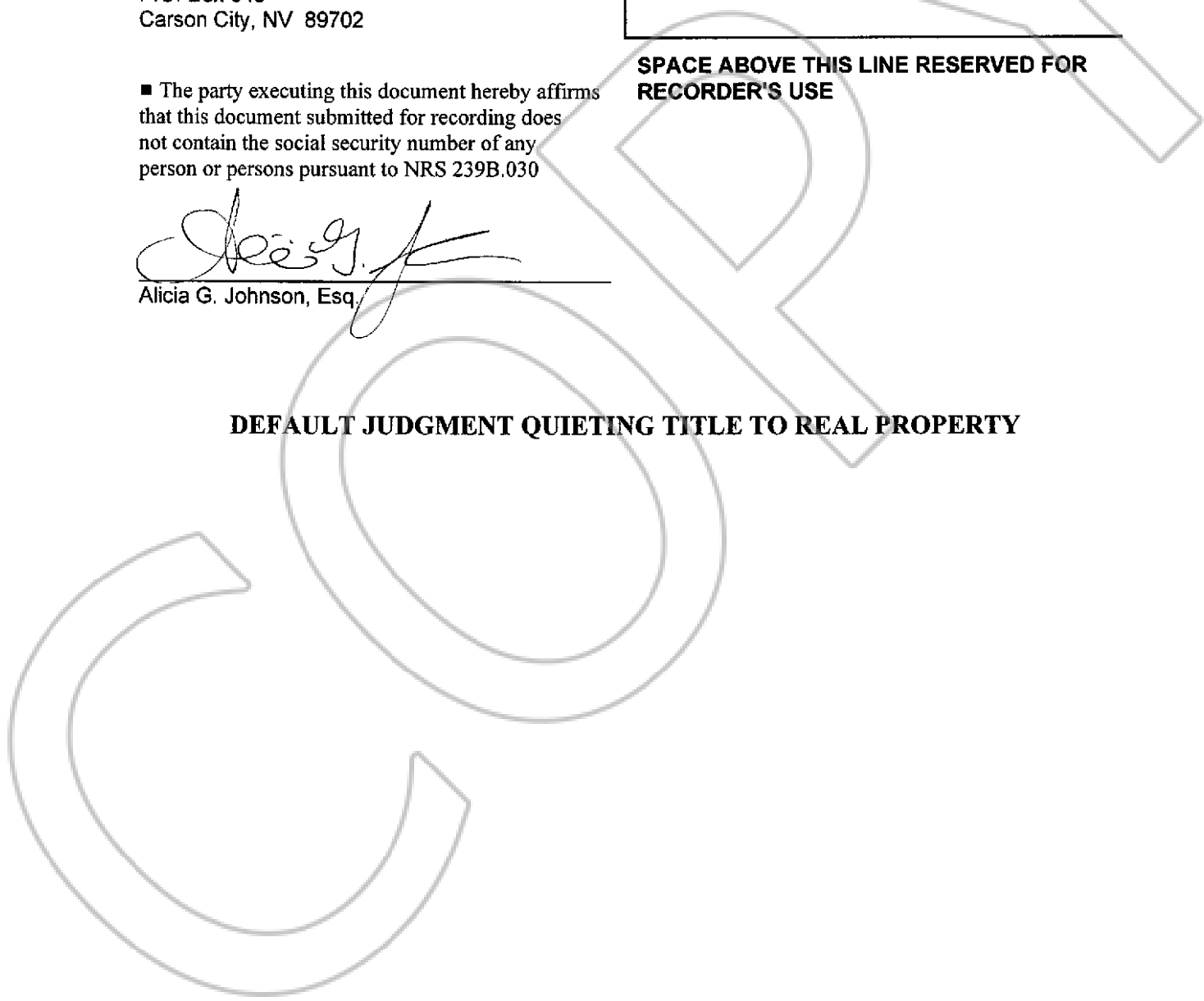
Joan C. Wright, Esq.
Alicia G. Johnson, Esq.
ALLISON, MackENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.
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P.O. Box 646
Carson City, NV 89702

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RECORDER'S USE**

■ The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030


Alicia G. Johnson, Esq.

DEFAULT JUDGMENT QUIETING TITLE TO REAL PROPERTY



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1 Case No. 08-CV0094

JUN - 9 2008

2 Dept. No. II

DOUGLAS COUNTY
DISTRICT COURT CLERK

2008 JUN -9 PM 1:45

BARBARA J. GRIFFIN
CLERK

J. ROGERS DEPUTY

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6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

8
9 KINGSBURY CROSSING OWNERS'
10 ASSOCIATION, a Nevada
non-profit corporation,

11 Plaintiff,

**DEFAULT JUDGMENT
QUIETING TITLE TO REAL PROPERTY**

12 vs.

13 OCWEN FEDERAL BANK FSB, formerly
14 known as BERKELEY FEDERAL
SAVINGS AND LOAN BANK OF NEW
15 JERSEY, COASTAL DEVELOPMENTS
INC., an Oregon corporation,
16 CONDOSHARE INTERNATIONAL,
INC., a Nevada corporation,
17 LITCHFIELD FINANCIAL
CORPORATION, a Massachusetts
corporation, REGIONS FINANCIAL
18 CORPORATION, formally known as FIRST
COMMERCIAL CORPORATION, a
19 Delaware corporation, MERCHANTS
MORTGAGE & TRUST CORPORATION,
20 LLC, a Colorado limited liability company,
CHASE MANHATTAN, TRUSTEE OF
21 LITCHFIELD TIMESHARE TRUST1995-1;
and all other persons unknown claiming any
22 right, title, estate, lien or interest in the real
property described in the Complaint adverse
23 to the ownership of KINGSBURY
CROSSING OWNERS' ASSOCIATION,
24 or any cloud upon KINGSBURY
CROSSING OWNERS' ASSOCIATION's
25 title thereto; and DOES I through XX,
inclusive,

26 Defendants.
27
28

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com



1 **DEFAULT JUDGMENT**
2 **QUIETING TITLE TO REAL PROPERTY**

3 This matter having been set for Hearing before this Court on June 9, 2008, Plaintiff,
4 **KINGSBURY CROSSING OWNERS' ASSOCIATION**, a Nevada non-profit corporation, appearing
5 by and through its attorneys, **ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.**,
6 the Defendants being **OCWEN FEDERAL BANK FSB**, formerly known as **BERKELEY FEDERAL**
7 **SAVINGS AND LOAN BANK OF NEW JERSEY**, **COASTAL DEVELOPMENTS INC.**, an
8 Oregon corporation, **CONDOSHARE INTERNATIONAL, INC.**, a Nevada corporation,
9 **LITCHFIELD FINANCIAL CORPORATION**, a Massachusetts corporation, **REGIONS**
10 **FINANCIAL CORPORATION**, formally known as **FIRST COMMERCIAL CORPORATION**, a
11 Delaware corporation, **MERCHANTS MORTGAGE & TRUST CORPORATION, LLC**, a Colorado
12 limited liability company, and **CHASE MANHATTAN, TRUSTEE OF LITCHFIELD TIMESHARE**
13 **TRUST1995-1**, and no remaining Defendants having appeared in the action and their default having
14 been entered; due notice of which was proved; and no persons objecting; the Court having
15 considered the evidence, and the pleadings and papers on file herein; and it appearing that the
16 allegations of the Verified Complaint To Quiet Title To Real Property are true, and good cause
17 appearing,

18 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED**
19 **as follows:**

20 1. The Deeds of Trust described in Exhibit "A" attached hereto and incorporated
21 herein by this reference are declared abandoned, expunged from the record, declared null and void
22 and are of no further effect, and all rights of the beneficiaries thereunder and their successors and/or
23 assigns are hereby terminated effective the date hereof.

24 2. Title to the seventeen (17) separate timeshare intervals referenced in Exhibit
25 "A" attached hereto, is quieted in fee simple absolute, free and clear of all liens and encumbrances,
26 in the name of Plaintiff, namely, **KINGSBURY CROSSING OWNERS' ASSOCIATION**, a Nevada
27 non-profit corporation, with said parcel of real property, located in Douglas County, state of Nevada,
28 Assessor's Parcel Number 1318-26-101-006, being more particularly described as follows:



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AN UNDIVIDED SEVENTEEN THREE THOUSAND TWO HUNDRED and THIRTEENTH INTEREST (17/3213) in that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the North 1/2 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&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.

Also excepting from the real 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 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, 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. 89535, ("Declaration"), during a "Use Period", within the season shown on Exhibit "A" as to each 1/3213 within the "Owner's Use Year", as defined in the Declaration,

together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record.

3. Defendants, each of them, and all persons claiming under them, are permanently enjoined from asserting any adverse claim to Plaintiff's free and clear title to the said real property as more particularly described in paragraph 2 above and on Exhibit "A" as of the date hereof.

DONE IN OPEN COURT this 9 day of June, 2008.

[Signature]
DISTRICT JUDGE

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

EXHIBIT A

OCWEN FEDERAL BANK, FSB.

Account	Trustor	Deed of Trust Lender	Bk/Pg	Doc#	Assigned To	Bk/Pg	Doc #	Sea
470313642	Elvira, Eric G. & Ana Maria	Bank of California	284/7323	97338	Berkeley Fed. S & L of NJ	788/2249	182356	L
479913572	Hooks, Gary M & Wendy M	Bank of California	484/2418	100143	Berkeley Fed. S & L of NJ	788/2249	182356	L
470717251	Johnson, Rick D. & Shelley L.	Bank of California	684/1005	102049	Berkeley Fed. S & L of NJ	788/2249	182356	H

COASTAL DEVELOPMENTS, INC.

Account	Trustor	Deed of Trust Lender	Bk/Pg	Doc#	Assigned To	Bk/Pg	Doc #	Sea
471122551	Pearson, Charles A & Linda K	Bank of California	1084/1761	108715	Coastal Developments, Inc.	1288/3271	193219	H

CONDOSHARE INTERNATIONAL, INC.

Account	Trustor	Deed of Trust Lender	Bk/Pg	Doc#	Assigned To	Bk/Pg	Doc #	Sea
470456412	Anderson, Michael & Lucy	Capri Resorts	393/2312	301757	Condoshare International	1197/21	425362	H
470255992	Chin, David R.	Capri Resorts	198/1295	297143	Condoshare International	1197/21	425362	H
470929572	Fitzgerald, Fredrick M. & Nancy J	Bank of California	885/771	121198	Condoshare International	1197/21	425362	H
470255972	Hearon, John R. John R. Hearon Trucking Co.	Capri Resorts	193/3431	298053	Condoshare International	1197/21	425362	H
470256252	Matsuda, Kie & Hojji S.	Capri Resorts	193/3425	298050	Condoshare Int'l	1197/21	425362	H
470255402	Sanders, Jimmy L. & Mary E.	Capri Resorts	193/3417	298046	Condoshare International	1197/21	425362	H

Merchants Mortgage & Trust Corporation, LLC

Account	Trustor	Deed of Trust Lender	Bk/Pg	Doc#	Assigned To	Bk/Pg	Doc #	Sea
470554201	Kelley, Michael L. & Erika P.	Capri Resorts	492/5309	277164	Merchants Mortgage & Trust Corporation, LLC	495/1227	359736	H

EXHIBIT A

LITCHFIELD FINANCIAL CORPORATION

Account	Trustor	Deed of Trust Lender	Bk/Pg	Doc#	Assigned To	Bk/Pg	Doc #	Sea
479937022	Preston, Helena G. & Robert A.	Bank of California	1086/614	142263	Litchfield Financial Corp.	1197/1799	426006	L
471212402	Seltzer, Kimberly A. & Michael J.	Bank of California	1183/902	90666	Litchfield Financial Corp.	1197/1799	426006	H
470635801	Vigario, Douglas A. & Lynette M.	Bank of California	586/2489	135290	Litchfield Financial Corp.	1197/1799	426006	H
471212251	Wheaton, Raymond E. & Sharon	Bank of California	1183/877	90656	Litchfield Financial Corp.	1197/1799	426006	H

REGIONS FINANCIAL CORPORATION

Account	Trustor	Deed of Trust Lender	Bk/Pg	Doc#	Assigned To	Bk/Pg	Doc #	Sea
470419682	Magill, Anthony W. & Joanne B.	Bank of California	384/1389	98265	First Commercial Corp.	684/154	101602	H

CHASE MANHATTAN/LITCHFIELD TIMESHARE TRUST 1995-1

Account	Trustor	Deed of Trust Lender	Bk/Pg	Doc#	Assigned To	Bk/Pg	Doc #	Sea
470955711	Talamantes, John M. & Lydia E.	Capri Resorts	892/54	284963	Chase Manhattan TTEE/Litchfield Timeshare Trust 1995-1	795/4052	366935	H



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The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

DATE: 6/10/08

Barbara J. Griffin, Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy