

OFFICIAL RECORD  
Requested By:  
THE AUCTION IT STORE

Prepared and Recording Requested by:  
Stuart D. Vener  
Timeshare Assistance, Inc.  
3431 E. Sunset Road, Suite 10  
Las Vegas, NV 89120

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0209 PG- 2845 RPTT: 1.95



✓ WHEN RECORDED, MAIL TAX  
STATEMENT & DOCUMENT TO  
Timeshare Assistance, Inc.  
3431 E. Sunset Road, Suite 10  
Las Vegas, NV 89120

APN: 1318-26-101-006 *ptn*

## WARRANTY DEED

THIS WARRANTY DEED, Executed this 28 day of January 2009, by the first party, John R. Gardner and Sara E. Gardner, Husband and Wife, (Grantor), whose post office address is 101 Conner Dr RR2, Gananoque, Ontario, Canada K7G 2V4 and 301 Andover Place S., No. H192, Sun City Center, FL 33573, to second party, Timeshare Assistance, Inc., a Florida Corporation (Grantee), whose post office address is: 3431 E. Sunset Road, Suite 10, Las Vegas, NV 89120.

WITNESSETH, said first party, Grantor, for Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said second party, Grantee forever, all the right, title, interest and claim which first party has in and to the following property, located in the County of Douglas, State of Nevada, and Described as follows:

One Time-Share interest in Kingsbury Crossing, more particularly described as all of the property described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

IN WITNESS WHEREOF, the Grantor has hereunto set his hand.

John R. Gardner  
John R. Gardner

Sara E. Gardner  
Sara E. Gardner

State of Florida

County of Hillsborough

On January 28, 2009, before me, Dennis V. Nymark (here insert name), a Notary Public, personally appeared John R. Gardner and Sara E. Gardner, 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.

Dennis V. Nymark Print Name: Dennis V. Nymark

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_



Dennis V. Nymark  
MY COMMISSION # DD468380 EXPIRES  
December 21, 2009  
BONDED THRU TROY FAIN INSURANCE, INC



**EXHIBIT "A"**

**INTERVAL NUMBER:** 420730A  
**HOA NUMBER:** 479929612  
**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)]<sup>1</sup> INTEREST AS A TENANT-TN-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.