

16-
This document requested by:
David R. James
Pamela H. James
4538 Pepperwood Ave.
Long Beach, Ca 90808

DOC # 0749129
08/19/2009 09:54 AM Deputy: SD
OFFICIAL RECORD
Requested By:
DAVID & PAMELA JAMES

and when recorded, please return this deed and tax
statements to:
David R. James
Pamela H. James
4538 Pepperwood Ave.
Long Beach, CA 90808

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0809 PG- 4113 RPTT: 1.95



QUITCLAIM DEED

ASSESSOR'S PARCEL NUMBER A Portion of 07-130-19

034339

NEW 1318-26-101-006 p+n

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on August 10, 2009, between David R. James and Pamela H. James, Husband and Wife as Joint Tenants ("Grantor") whose address is 4538 Pepperwood Ave., Long Beach, California 90808 and Darlene Kay Oliver and Leo Karl Smith as Joint tenants ("Grantee") whose address is 531 W. 21st St, Long Beach, California 90806.

FOR A VALUABLE CONSIDERATION, in the amount of FIVE HUNDRED DOLLARS (\$500) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Stateline, County of Douglas, State of Nevada described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Prior recording reference, if applicable: Document No. (or other record location indicator)
_____ of the recorder of Douglas County, Nevada

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on 17 August, 2009.

[Signature]
David R. James

Pamela H. James
Pamela H. James
Type or Print Name of Grantor

State of California
County of LOS ANGELES } ss.

On 17 AUGUST, 2009 before me, JOAN Mc Cormick personally appeared DAVID R. & PAMELA H. JAMES 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.

NOTARY SEAL

[Signature]
Signature of Notary Public

JOAN Mc Cormick
Printed Name of Notary



PREPARER'S NAME AND ADDRESS:

JOAN Mc Cormick
5928 LORELEI AVE
LAKEWOOD, CA. 90713

MAIL TAX STATEMENTS TO:
KINGSBURY CROSSING
C/O TRICOM MANAGEMENT, INC
1300 N. KELLOGG DR #B
ANAHEIM, CA 92807

EXHIBIT "A"
LEGAL DESCRIPTION
(Kingsbury Crossing)

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 THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSON 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. MICHELSON AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS AT RECORD 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AND SUBSEQUENT ADMENTMENTS THERETO AS HEREINAFTER REFERRED TO.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPH 2.5, 2.6 AND 2.7 OF SAID DECLARATION OF TIMESHARE USE AND ADMENTMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AN 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 ADMENTMENT 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 ADMENTMENT TO DECLARATION OF TIMESHARE USE RECORDED JULY 20 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO 84425 AND THIRD ADMENTMENT TO DECLARATION OF TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 89535, FOURTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED AUGUST 31, 1987 IN BOOK 887 AT PAGE 3987, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 161309, FIFTH AMENTMENT TO DECLARATION OF TIMESHARE USE RECORDED NOVEMBER 30, 1987, IN BOOK 1187 OF OFFICIAL RECORDS AT PAGE 3946, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO 159336, AND SIXTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED MARCH 25, 1996, BOOK 396 OF OFFICIAL RECORDS AT PAGE 3827, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 383937 ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE HIGH SEASON WITHIN THE OWNER'S USE YEAR". AS DEFINED IN THE DECLARATION, TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION. THE EFFECT OF THAT CERTAIN DOCUMENT ENTITLED "SECOND AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3817, OF OFFICIAL RECORDS, AND "THIRD AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS ASSOCIATION", RECORDED MARCH 25 1996, IN BOOK 396, PAGE 3822, OF OFFICIAL RECORDS.

SUBJECT TO ALL COVENTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, FASEMENTS, AND RIGHT-OF-WAY OF RECORD.

INTERVAL NO: 034339

A PORTION OF APN: 07-130-19