

DOC # 759146
02/23/2010 09:11AM Deputy: SD
OFFICIAL RECORD
Requested By:
ELITE RESORT TRANSFERS
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-210 PG-4694 RPTT: 1.95



APN: 1318-26-101-006 *A portion of*
RPTT: \$1.95

When Recorded Mail Tax Statements To:
Centurion Resorts Corporation
3015 N. Ocean Blvd. #121
Ft. Lauderdale, FL 33308

**PREPARED BY and
RETURN TO:**
Inventory Control
MTR Holdings, LLC
17 N. Summerlin Avenue, Suite B
Orlando, FL 32801
MTR120209-14TA

KINGSBURY CROSSING GRANT, BARGAIN, SALE DEED

Interval Number: 3305-52 now referred to as 3307-10

HOA Number: 478800651 now referred to as 471044693

Season: High Low

Use: Annual Odd year use only Even year use only

Made this 5th day of December, 2009 A.D., By **Randy Grass and Judy Grass, Husband and Wife, as Joint Tenants With Rights of Survivorship**, whose address is **5200 28th Street, North #371, St. Petersburg, FL 33714**, hereinafter called the "Grantor", and, **Margaret Mary Jennings, an Unmarried Woman**, whose Post Office address is **220 Mar Vista Drive, #24, Aptos, CA 95003**, hereinafter called the "Grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of FIVE HUNDRED Dollars, (\$500.00), receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in County of Douglas, State of Nevada, to wit:

All of the property described on Exhibit "A" hereto, incorporated herein by this reference (the "Property")

The property conveyed herein is a portion of the property conveyed to the within Grantor by Deed from Centurion Resorts Corporation, dated July 22, 2004, recorded December 28, 2004, in the Office of the Official Records of Douglas County, Nevada, Book 1204, Pages 12728-12730.

This conveyance is subject to, and by accepting this Deed, Grantee does hereby agree to assume the following:

- (1) Resort Fees billed for current and subsequent years
- (2) Conditions, Restrictions, Limitations, Reservations, Easements and other matters of record
- (3) Declaration of Condominium and Exhibits attached thereto and any Amendments thereof
- (4) Said property is not the homestead property of the Grantor(s)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.



Deed for Kingsbury Crossing
MTR120209-14TA

IN WITNESS WHEREOF, this instrument has been executed as of this 8 day of December, 2009.

Signed in the Presence of:

William E. Barrett
Witness # 1 Sign Here

Randy Grass
Randy Grass
5200 28th Street. North #371, St. Petersburg, FL 33714

Witness Print Name WILLIAM E. BARRETT

Geraldine H. Mauch
Witness # 2 Sign Here

Judy Grass
Judy Grass
5200 28th Street. North #371, St. Petersburg, FL 33714

Witness Print Name GERALDINE H. MAUCH

NOTARY
STATE OF Florida
COUNTY OF Pinellas

On this 8 day of December, 2009, before me, personally appeared Randy Grass and Judy Grass, 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.

Kellie McMillan
Notary Signature

Kellie McMillan
Notary Printed Name
My Commission Expires: _____





EXHIBIT "A"

KINGSBURY CROSSING LEGAL DESCRIPTION

Interval Number: 3305-52 Now referred to as 3307-10
HOA Number: 478800651 Now referred to as 471044693
Season: X High ___ Low
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 TENATN-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 OFFICAL 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 1341 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.

END EXHIBIT "A"