

This document prepared by (and after recording return to): )

Name: Jodi Carter )  
Firm/Company: Timeshare Title, Inc. )  
Address: P.O. Box 3175 )  
City, State, Zip: Sharon, Pa 16146 )  
Phone: 724-347-1061 )

Mail Tax Kingsbury Crossing )  
Statements To: 133 Deer Run Court )  
Stateline, NV 89449 )  
Escrow No.: 10-1211 )

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0310 PG- 3127 RPTT: 1.95



-----Above This Line Reserved For Official Use Only-----

Assessor's Parcel No. = 1318-26-101-006

**KINGSBURY CROSSING GRANT, BARGAIN, AND SALE DEED**

Interval Number: 420815A  
HOA Number: 479954856  
Season: High  
Use: Annual

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF FIVE HUNDRED DOLLARS (\$500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Glenn O. Blair and Tina M. Blair, Husband and Wife, as Joint Tenants with Rights of Survivorship, by their attorney-in-fact GroupWise, Inc., Rhonda Smerkar as Authorized Representative**, whose address is **5405 Ridgewood Road, West Springfield, OH 45503**, hereinafter referred to as "**Grantors**", do hereby grant, bargain, sell, and convey unto **W. Louis McDonald, a Single Man**, whose address is **P.O. Box 412, Gatlinburg, TN 37738**, hereinafter "**Grantee**", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

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

**SUBJECT TO:**

1. Any and all right of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Declaration, and any supplements and amendments thereto, hereinafter filed; and
3. Real estate taxes that are currently not due and payable but are a lien against the Property.

By accepting this deed the Grantee does hereby agree to assume the obligations for the payment of a pro rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee accepts title subject to the restrictions, liens and an obligation set forth above and agrees to perform the obligations set forth in the Declaration in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof.

Prior instrument reference: Book 1107, Page 0884-0886, Document No. 0712476, of the Recorder of Douglas County, Nevada.

WITNESS Grantor(s) hand(s) this the 10 day of March, 2010.

Rhonda Smerkar

Grantor  
Glenn O. Blair  
By: Rhonda Smerkar, Authorized Representative for GroupWise, Inc.

Rhonda Smerkar  
his attorney-in-fact

Grantor  
Tina M. Blair  
By: Rhonda Smerkar, Authorized Representative for GroupWise, Inc. her attorney-in-fact

STATE OF PA

COUNTY OF Mercer

The foregoing instrument was acknowledged this 10 day of March, 2010, before me Becky Davenport the undersigned officer, personally appeared Rhonda Smerkar, Authorized Representative for GroupWise, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Glenn O. Blair and Tina M. Blair, Husband and Wife, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

Becky Davenport

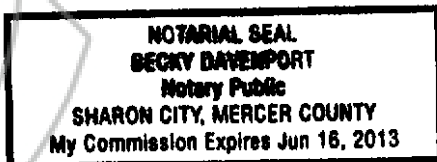
Notary Public

Printed Name: Becky Davenport

(Seal)

My Commission Expires:

6-16-13



By Signing below, the Grantee hereby accepts delivery of this Deed and further acknowledges the conveyance of the within-described property from Grantors to Grantee the day and year first above written.

IN WITNESS WHEREOF, the said Grantee has caused these presents to be executed this 25 day of February, 2010.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Printed Name: Bob PRICE

[Signature]  
W. Louis McDonald

[Signature]  
Witness #2 Signature

Printed Name: Mary PRICE

STATE OF TENNESSEE  
COUNTY OF SEVIER

The foregoing instrument was acknowledged before me this 25 day of February, 2010, by W. Louis McDonald. He is personally known to me or has produced \_\_\_\_\_ as identification.



Margaret L. Kemp  
Signature of Notary  
Printed Name: Margaret L. Kemp  
My commission expires: March 20, 2012

**KINGSBURY CROSSING LEGAL DESCRIPTION**

**Interval Number: 420815A**  
**HOA Number: 479954856**  
**Season: 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)] interest as a tenant-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 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 Parcel 3 and 4 as shown on that certain Map for John E. Michaelson 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 Developer, its successors and assigns, all those certain easements, referred to in paragraph 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 memberships in Kingsbury Crossing Owners Association, a Nevada non-profit corporation ("Association"), which is appurtenant to the interests described in Parcels A and B under the Declaration and By-Laws of the Association.

Exhibit "A"