

OFFICIAL RECORD

Requested By:  
JOSHUA MOFFITT

APN: 1318-26-010-006 *ptn*  
R.P.T.T.: N/A  
Exempt: per NRS 375.090 section 5

Recording Requested By:  
Joshua L. Moffitt  
41018 N Lytham Way  
Phoenix, AZ 85086

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-0610 PG- 2406 RPTT: # 5



After Recording Mail To:  
Joshua L. Moffitt  
41018 N Lytham Way  
Phoenix, AZ 85086

Send Subsequent Tax Bills To:  
John F. Boss, et al  
PO Box 1256  
Fair Oaks, CA 95628

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH THAT, Joshua L. Moffitt and Rhonda L. Boss, husband and wife as community property with Right of Survivorship, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY, to John F. Boss and Sharon Boss, husband and wife as community property with Right of Survivorship, whose address is, PO Box 1256, Fair Oaks, CA 95628,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The legal Description appeared previously in Grant, Bargain and Sale Deed, recorded as Document No. 0714686 in Douglas County Records, Douglas County, Nevada.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

KINGSBURY CROSSING, HIGH SEASON, WEEK #6803-0360 (1636), STATELINE, NV 89449

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 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.

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

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO DEVELOPER, 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 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, AND AMENDED BY AN INSTRUMENT RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, AS DOCUMENT 78917 AND AGAIN AMENDED BY AN INSTRUMENT RECORDED JULY 20, 1983 IN BOOK 783, AT PAGE 1685 AS DOCUMENT NO. 84425, AND AGAIN AMENDED BY AN INSTRUMENT RECORDED OCTOBER 14, 1983 IN BOOK 1053 AT PAGE 2572 AS DOCUMENT NO. 89535, OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA ("DECLARATION") DURING A "USE PERIOD", WITHIN THE **HIGH** SEASON WITHIN THE "OWNERS USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NONEXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.