DOC # 788020

08/16/2011 09:10AM Deputy: SG
 OFFICIAL RECORD
 Requested By:
Stewart Vacation Ownership
 Douglas County - NV
 Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-811 PG-2493 RPTT: 1.95

A Portion of APN# 1318-26-101-006 Interval No. 4303-43 HOA No. 470950911 31550CA R.P.T.T \$1.95

Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of such matters has been made.

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Angelo A. DePaoli, a Married Man as his Sole and Separate Property in consideration of \$0.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Mathew E. Watkins and Melissa M. Watkins, Husband and Wife as Joint Tenants all that real property situate in the County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

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

Witness our hand(s) this July 21, 2011

Grantee's Address:	14 10 M A 1971
Mathew E. Watkins	Aug to All Fal
Melissa M. Watkins	By: Myer of 1. 22 f ash
4402 E. Roosevelt Court	Angelo A. DePaoli
Visalia, CA 93292	\ \
RLOCALI FORNIA	\ \
STATE OF TELLA PE)
COUNTY OF TULAPE) ss.)
	· /. /
	e, Richard L. Christenson, personally
appeared Angelo A. DePaoli, who proved to m	e on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within in	strument and acknowledged to the within instrument and
	he same his/her/their authorized capacity(ies), and that by
	erson(s), or the entity upon behalf of which the person(s)
	erson(s), or the entity upon behan or which the person(s)
acted, executed the instrument.	

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing

WITNESS my hand and official seal.

paragraph is true and correct.

Notary Public (Seal)



BK 811 PG-2494

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GOVERNMENT CODE 27361.7

I certify under penalty that the Notary Seal on the document in which this statement is attached reads as follows:

NAME OF NOTARY:

Richard L. Christenson

DATE COMMISSION EXPIRES:

December 17, 2013

COUNTY WHERE BOND IS FILED:

Tulare

COMMISSION NUMBER:

1873413

VENDOR NUMBER

MGC1

PLACE OF EXECUTION: Irvine, CA. DATED: August 3, 2011

SIGNATURE:

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Exhibit "A"

LEGAL DESCRIPTION

KINGSBURY CROSSING

The land referred to herein is situated in the

State of

Nevada

County of

Douglas

and is described as follows:

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 03, 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" and subsequent amendments 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 paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and Amendments thereto 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 of Official Records of the County of Douglas, State of Nevada and Amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, of Official Records of Douglas County, Nevada as Document No. 78917, and Second Amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada as Document No. 084425 (Declaration), during a "Use Period", within the **HIGH** Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all Covenants, Restrictions, Limitations, Easements, and Right-Of-Way of Record.

Interval No.: 4303-43 HOA No. 470950911

A Portion of APN: 1318-26-101-006