

DOC # 792375
11/10/2011 10:31AM Deputy: GB
OFFICIAL RECORD
Requested By:
GO Properties
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1111 PG-2223 RPTT: 1.95



APN: A Portion of APN: 07-130-19

Prepared By and Return To:
GO Properties, Inc.,
(Without Title Examination)
Heather Giunta
48 Lusscroft Road
Wantage, NJ 07461

Mail Tax Statement To:
Kingsbury Crossing Owners Association
1300 North Kellogg Drive, Suite B
Anaheim, CA 92807

GRANT DEED

THIS DEED shall operate to perform the transfer of title from PAUL A. FRAZIER and JUDY M. FRAZIER ("Grantor(s)") to JEFFREY CHERN JR., a single man, as sole and separate property, whose address is 8099 Park Villa Circle, Cupertino, CA 95014-4043("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;



IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 11/10/11

GRANTOR(S):

Paul A. Frazier
Heather Giunta, Attorney-in-Fact
PAUL A. FRAZIER
BY HEATHER GIUNTA,
HIS ATTORNEY-IN-FACT

Judy M. Frazier
Heather Giunta, Attorney-in-Fact
JUDY M. FRAZIER
BY HEATHER GIUNTA,
HER ATTORNEY-IN-FACT

Signed, Sealed and Delivered in the Presence Of:

STATE OF: NEW JERSEY

COUNTY OF: SUSSEX

THE 10 DAY OF November, 2011, PAUL A. FRAZIER, BY HEATHER GIUNTA, HIS ATTORNEY-IN-FACT and JUDY M. FRAZIER, BY HEATHER GIUNTA, HER ATTORNEY-IN-FACT, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Signature: Linda J Space

Printed Name: Linda J. Space

A Notary Public in and for said State

My Commission Expires: 2-11-2016

Press Notarial Seal or Stamp Clearly and Firmly

**Linda J Space
Notary Public
New Jersey
My Commission Expires 2-11-2016**



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, RAGE 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 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. 84425 AND THIRD AMENDMENT 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 AMENDMENT 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, IN 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 COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, AND RIGHT-OF-WAY OF RECORD.

INTERVAL NO: **09176**

A PORTION OF APN: **07-130-19**