

OFFICIAL RECORD

Requested By:
WAGNER & HYMAN

Prepared by and return to:
Deborah Wagner
1321 Jamestown Road, Suite 102
Williamsburg, VA 23185

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 3 Fee: 41.00
BK-0212 PG- 5819 RPTT: 1.95

APN# 1318-29-101-006



KINGSBURY CROSSING GRANT, BARGAIN
Sale, Deed

Interval Number: 3103-08
HOA Number: 478805392
Season: High
Use: Annual

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THERESA BOREK and KENNETH BOREK, (the "Grantors"), do hereby grant to Howard Cosier, (the "Grantee"), of 4680-181 Monticello Avenue, #167, Williamsburg, VA 23188, the following described real property situated in the County of Douglas, State of Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

1. Any and all rights 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(s) do(es) hereby agree to assume the obligation 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(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) 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 reversion and reversions, remainder and remainders, rents, issues and profits thereof.

It being the same property conveyed to the Grantors by deed from Centurion Resorts Corporation, a Florida corporation, dated August 9, 2004 and recorded in the aforesaid office as Document No. 0631636.

THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT A TITLE EXAMINATION

IN WITNESS WHEREOF, the Grantors have executed this Deed as of this 17th day of November, 2011.

Theresa Borek
Theresa Borek

Kenneth Borek
Kenneth Borek

STATE OF Ohio
CITY/COUNTY OF Lucas, to-wit:

The foregoing instrument was acknowledged before me on this 17 day of November, 2011, by Theresa Borek and Kenneth Borek who are personally known by me or who have produced: drivers license as identification.

Linda Waite
Notary Public
Printed Name:

My Commission Expires:

LINDA WAITE
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lucas County
My commission expires July 27, 2015

KINGSBURY CROSSING LEGAL DESCRIPTION

INTERVAL NUMBER: 3103-08
HOA NUMBER: 478805392
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 PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHEALSON 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 GRANOTR, 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 CORSSING 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.

COPY