

DOC # 807721  
08/21/2012 10:51AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
Timeshare Closing Services  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-812 PG-4809 RPTT: 1.95



APN: 1318-26-101-006 PTN

Recording requested by:  
Alan Guy Crossman  
and when recorded mail to:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819  
www.timeshareclosingservices.com  
Escrow # 73062612008

Mail Tax Statements To: Dennis C. Koehl, 2130 Probasco Way, Sparks, Nevada 89431  
Interval # 330142A  
Consideration: \$500.00

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Alan Guy Crossman and Susan Gae Crossman, Husband and Wife, as Joint Tenants with Rights of Survivorship, whose address is c/o 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Dennis C. Koehl and Sharlene M. Murphy, Husband and Wife, whose address is 2130 Probasco Way, Sparks, Nevada 89431, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Kingsbury Crossing, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 8-21-12



IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

*Alan Guy Crossman*

Alan Guy Crossman  
by John Hutchinson, as the true and lawful attorney in fact  
under that power of attorney recorded herewith.

*Susan Gae Crossman*

Susan Gae Crossman  
by John Hutchinson, as the true and lawful attorney in fact  
under that power of attorney recorded herewith.

STATE OF Florida ) SS

COUNTY OF Orange )

On 8-21-12, before me, the undersigned notary, personally appeared John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith for Alan Guy Crossman and Susan Gae Crossman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Melanie Prow*

SIGNATURE: \_\_\_\_\_

MELANIE PROW

My Commission Expires: 1-16-16





### Exhibit "A"

File number: 73062612008

#### KINGSBURY CROSSING LEGAL DESCRIPTION

Interval Number 330142A

HOA Number 470821442

X High          Low

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 thirteenth (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 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 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 (Kingsbury Crossing) recorded February 16, 1983 in Book 283, age 1431 as Documents 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 Crossing Owners Association, a Nevada Non-Profit Corporation ("Association"), which are appurtenant to the interest described in Parcels A and B under the Declaration and Bylaws of the Association.

