

Doc Number: **0810000**

09/28/2012 02:57 PM

OFFICIAL RECORDS

Requested By:
Coastal Timeshare

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00
Bk: 0912 Pg: 7546 RPTT \$ 1.95



Deputy pk

✓ Prepared by and Return to:
Coastal Timeshare Creations, LLC
2 N. Forest Beach Dr., Ste. 106-B
Hilton Head Island, SC 29928

Mail Tax Statements to:
Coastal Timeshare Creations, LLC
2 N. Forest Beach Dr., Ste. 106-B
Hilton Head Island, SC 29928

APN: 1318-26-101-006 PTA

KINGSBURY CROSSING GRANT, BARGAIN, SALE DEED

Interval Number: 410532A

HOA Number: 478804031

Season: High

Use: Annual

KIMBERLY M. CARBONARO and JOSEPH C. CARBONARO, whose address is 102 Village Drive, Florida, NY 10921 ("GRANTOR"), does hereby grant, bargain sell and convey to **COASTAL TIMESHARE CREATIONS, LLC**, a South Carolina limited liability company, whose principal address is 2 N. Forest Beach Drive, Suite 106-B, Hilton Head Island, SC 29928 ("GRANTEE")

WITNESSETH

That the Grantor, in consideration of FIVE HUNDRED DOLLARS (\$500.00) and no other consideration to it paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain and sell and convey unto the aforesaid Grantees, their heirs and assigns forever, the following described land, situate, lying and being in Douglas County, Nevada to-wit:

All of the Property described on Exhibit "A" hereto, incorporated by reference (the "Property")

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, agreements, covenants, encumbrances, easements, mineral exceptions and reservations, and conditions of record; and

2. The recorded Declaration of Covenants, Conditions and Restrictions for Las Kingsbury Crossing, as may be amended from time to time (the "Declaration"); 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 does 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 grantees accept title subject to the restrictions, liens and obligations set forth above and agrees 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 revision and reversions, remainder and remainders, rents, issues and profits thereof.

AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's successors and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or claim the same or any part of the Premises.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed this 18 day of September, 2012.

SIGNED, SEALED AND DELIVERED IN

Kathy Trilkon
Signature of 1st Witness

Kimberly M. Carbonaro
KIMBERLY M. CARBONARO

Kathy Trirkas
Print Name of 1st Witness

Chris MacDonnell
Signature of 2nd Witness

Joseph C. Carbonaro
JOSEPH C. CARBONARO

Chris MacDonnell
Print Name of 2nd Witness

STATE OF NEW YORK)

COUNTY OF New York)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 18th day of September, 2012, KIMBERLY M. CARBONARO and JOSEPH C. CARBONARO, who produced drivers licenses as identification or are personally known to me.

My Commission Expires: 11/13/15
Kathy Tsirkas
Print Name Kathy TSIRKAS
Notary Public for the State of New York

Kathy Tsirkas
Kathy Tsirkas
Notary Public State of NY
No 01TS6177498
Qualified in Nassau County
Commission Expires November 13 2015

EXHIBIT "A"

INTERVAL NUMBER: 410532A

HOA NUMBER:478804031

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 mile 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. Michelson and Walter Cox, recorded February 3, 1981, in Book 281 of Official Records, at Page 172, Douglas County, Nevada, as Document Number 53178; said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelson 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 Grantor, 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 1431, 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 property 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 interests described in Parcels A and B under the Declaration and By-Laws of the Association.