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Doc Number: **0820847**

03/29/2013 09:34 AM

OFFICIAL RECORDS

Requested By:
SUNDAY VACATIONS LLC

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 0313 Pg: 7763 RPTT \$ 1.95



Deputy: sd

APN: 1318-26-101-006
Kingsbury Crossing
Actual/True Consideration \$ 500.00

Prepared By:
Eric Brown
3317 W. Park Creek Dr.
Meridian, ID 83642

Return Deed to:
✓ Sunday Vacations
PO BOX 938
Kimberling City, MO 65686

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 21st day of November, 20 12 by and between Eric Brown, single person, whose address is 3317 W. Park Creek Dr., Meridian, ID 83642, Grantor(s) to Crystal Eddy, a single person as Grantee(s) whose address is P.O. Box 8264, Springfield, Missouri 65801

WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, 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 Grantee, their heirs, devisees, successors and assigns, the following described property:

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 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 and Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as herein after referred to.

Also excepting from the real property and reserving to developer, 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 1041, 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, Official Records of Douglas County, Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 in Official Records at Page 1688, Douglas County, Nevada, as Document 844425, ("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, conditions, restriction, limitations, easements, right-of-way of record.

A portion of APN 1318-16-101-006-P&N

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Verita M. Hooper
Witness: Verita M. Hooper

Lynn Chandler
Witness: Lynn Chandler

Eric M. Brown
Print Name

Print Name

Eric M. Brown
Eric Brown

STATE OF IDAHO)
)SS.
COUNTY OF ADA)

On this 21 day of November 2012, before me personally appeared Eric Brown, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they/he executed the same as his/their free act and deed.

Kay Schilling
Notary Public *my commission expires 7/13/2017*

