

Doc Number: **0824695**

06/03/2013 11:14 AM

OFFICIAL RECORDS

Requested By
KAECYS DATA SERVICE LLC

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0613 Pg: 157 RPTT # 5



Deputy sg

APN: 1318-26-101-006

RPTT: \$ -0-

Recording requested by:
KAECY'S DATA SERVICE, as a
ACCOMODATION

Mail tax statement to:
TAHOE SEASONS
3901 SADDLE ROAD
P.O. BOX 16300
S LAKE TAHOE, CA 96151

When recorded mail to:
EMILIA SIMIA
#315 - 3996 BEACH AVENUE
PEACHLAND, B C
V0H 1X5, CANADA

GRANT DEED

That **PATRICK J. IRELAND AND EMILIA SIMIA** (Grantors), for no consideration, the receipt of which is hereby acknowledged, does hereby Grant and Convey to **EMILIA SIMIA AND MARTIN JAN SIMA AND KATHERINE ANN SIMA, AS JOINT TENANTS** (Grantees), all that real property situated in the County of **DOUGLAS**, State of **NEVADA**, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 14 day of MAY, 2013.

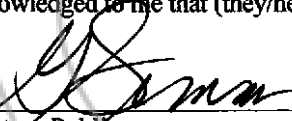

PATRICK J. IRELAND

SIGNED IN COUNTER-PART

PROVINCENCE OF B.C.

Country of CANADA

On this 14 day of MAY, 2013 before me, a Notary Public in and for said state, personally appeared **PATRICK J. IRELAND**, personally known to me (or proved to me) to be the person who executed the above instrument, and acknowledged to me that (they/he/she) executed the same for purposes stated therein.


Notary Public

GAYE D. SIMMS, Notary Public
in and for the Province of British Columbia
#105, 2655 Mary Hill Road
Port Coquitlam, B.C. V3C 6R9
Phone (604)941-6221

PLACE NOTARY SEAL INSIDE BOX

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 14 day of MAY, 2013.

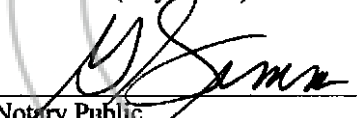


EMILIA SIMIA

SIGNED IN COUNTER-PART

PROVIENCE OF B.C.
Country of CANADA

On this 14 day of MAY, 2013 before me, a Notary Public in and for said state, personally appeared **EMILIA SIMIA**, personally known to me (or proved to me) to be the person who executed the above instrument, and acknowledged to me that (they/he/she) executed the same for purposes stated therein.



Notary Public

GAYE D. SIMMS, Notary Public
in and for the Province of British Columbia
#105, 2655 Mary Hill Road
Port Coquitlam, B.C. V3C 6R9
Phone (604)941-6221

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EXHIBIT "A"
KINGSBURY CROSSING - LEGAL DESCRIPTION

INTERVAL NUMBER: 3103-27
HOA NUMBER: 478806171
SEASON: HIGH
USE: ANNUAL

The following described real property in the County of Douglas, State of Nevada, and is more particularly 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 DESCRIBER REAL PROPERTY (THE PROPERTY)":

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26 TOWNSHIP 13 NORTH, RANGE 18 EASE, MDB&M, DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAPS 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 OF JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS, AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENTS 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 THERRETO 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 THE DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGT 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, 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, ("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.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, RIGHTS-OF-WAY OF RECORD.