

DOC # 833429
11/06/2013 02:59PM Deputy: SG
OFFICIAL RECORD
Requested By:
InterCity Capital Corp
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1113 PG-1346 RPTT: EX#005



35031CA

Recording Requested by
Stewart Vacation Ownership
17332 Irvine Blvd., Suite #284
Tustin, CA 92780

A Portion of APN # 1318-26-101-006

**Mail Tax Statements and
Recorded Deed To:**
Mrs. D. Villasenor
361 Hevron Circle
Sacramento, CA 95835

GRANT, BARGAIN & SALE DEED

*Stewart Title has recorded this instrument
as an accommodation only. It has not been
examined as to its effect on title. No
examination of such matters has been
made.*



A Portion of APN# 1318-26-101-006
Interval No. 3303-07
HOA No. 470414391
35031CA
R.P.T.T \$0.00 Code 05

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That **J. R. Villasenor, a Widower**, in consideration of \$0.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Delia Villasenor, A MARRIED WOMAN, SOLE AND SEPARATE**** all that real property situate in the County of **Douglas**, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

**PROPERTY

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this April 17, 2013

Grantee's Address:
Mr. & Mrs. D. Villasenor
361 Hevron Circle
Sacramento, CA 95835

By: _____

J. R. Villasenor
Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of such matters has been made.

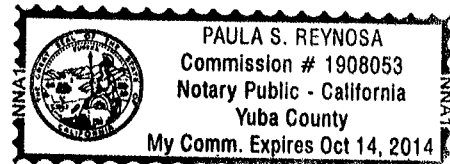
STATE OF _____)
) ss.
COUNTY OF _____)

On 04/24/2013, before me Paula S. Reynosa, Notary Public personally appeared **J. R. Villasenor** who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public (Seal)





CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

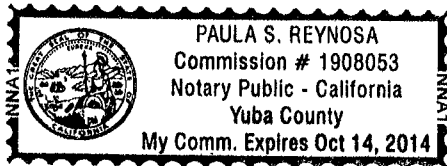
State of California

County of Yuba

On 04-24-2013 before me, PAULA S. REYNOSA Notary Public
Date Here Insert Name and Title of the Officer

personally appeared J. R. Villaseñor
Name(s) of Signer(s)

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Paula S. Reynosa
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Partner — Limited General Individual Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



Exhibit "A"

LEGAL DESCRIPTION

KINGSBURY CROSSING

The land referred to herein is situated in the

State of **Nevada**

County of **Douglas**

and is described as follows:

An undivided one-three thousand two hundred and thirteenth (**1/3213**) interest as a tenant-in-common in the following described real property (the Real 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 03, 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 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 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 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, of 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. 084425 (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, Restrictions, Limitations, Easements, and Right-Of-Way of Record.

Interval No. 3303-07

HOA No. 470414391

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