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Doc Number: **0840944**

04/14/2014 10:29 AM

OFFICIAL RECORDS

Requested By:  
KAECYS DATA SERVICE

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00  
Bk: 0414 Pg: 2278 RPTT \$ 1.95



Deputy sg

APN: 1318-26-101-006

RPTT: \$ 1.95

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:  
PATRICE CATE  
2447 N GREENWOOD  
SANGER, CA 93657

**GRANT DEED**

That **BETTY J. SWEENEY** (Grantor), for no consideration, the receipt of which is hereby acknowledged, does hereby Grant and Convey to **PATRICE CATE AND BRENT CATE, 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".**

**ORIGINAL DEVERIATION: BK# 189 PG# 3773 DOC# 195286**

**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 12 day of March, 2014.

Betty J. Sweeney  
BETTY J. SWEENEY

STATE OF

County of

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, a Notary Public in and for said state, personally appeared  
**BETTY J. SWEENEY**, 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

See  
Attached

PLACE NOTARY SEAL INSIDE BOX

**ALL - PURPOSE ACKNOWLEDGEMENT**

State of California  
County of Fresno

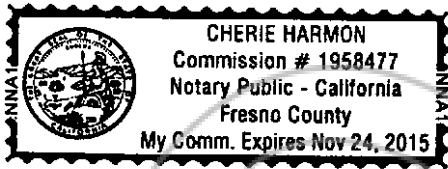
On *March 12*, 2014 before me, Cherie Harmon, Notary Public,  
personally appeared,

*Betty J. Sweeney*

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.



*Cherie Harmon*

Cherie Harmon, Notary Public  
Commission Expires: November 24 2015

**OPTIONAL INFORMATION**

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

**DESCRIPTION OF ATTACHED DOCUMENT**

*Grant Deed*

**EXHIBIT "A"**  
**KINGSBURY CROSSING - LEGAL DESCRIPTION**

**INTERVAL NUMBER: 07-000547**  
**HOA NUMBER: 4310**  
**SEASON: LOW**  
**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 "LOW" 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.**

APN: 1318-26-101-006  
ACCOMMODATION  
WHEN RECORDED RETURN TO:  
BETTY J. SWEENEY  
2447 N GREENWOOD  
SANGER, CA 93657

**ACCOMMODATION RECORDING INSTRUCTIONS**

TO: **KAECY'S DATA SERVICE**

The undersigned hereby hand you the following document(s) for recordation in Clark County, Nevada in no particular order.

GRANT DEED

The undersigned hand you a check in the amount of \$ N/A payable to the Clark County Recorder. The undersigned understand that the documents will not be recorded if the check is insufficient.

The undersigned declare and represent to you that they have all necessary authority and power to record, and to instruct you to record the documents.

The undersigned hereby understand and agree that you:

- ✓ will not review the document for any purpose and will not issue any policies of title insurance based on the recording of the documents;
- ✓ will perform this service as an accommodation only;
- ✓ shall have absolutely no liability or responsibility as to whether the documents may be recorded or as to the effect of recordation of the documents;
- ✓ do not perform this service in the ordinary course of business and are unwilling to record the documents as an accommodation without being fully indemnified and held harmless as set forth in the following paragraph.

**IN CONSIDERATION FOR THIS SERVICE, THE UNDERSIGNED HEREBY PROMISE, COVENANT AND AGREE THAT WE HOLD YOU HARMLESS AND PROTECT AND INDEMNIFY YOU AGAINST ANY AND ALL LIABILITIES, LOSSES, DAMAGES, EXPENSES, AND CHARGES INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES AND COSTS OF SUIT WHICH YOU MAY SUSTAIN FROM RECORDING THE DOCUMENTS LISTED ABOVE. THE UNDERSIGNED HEREBY RELEASE YOU FROM ANY LIABILITY WHICH MAY OCCUR BY REASON OF YOUR FAILURE TO RECORD THE DOCUMENTS IN A TIMELY FASHION. THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THIS INSTRUCTION WILL BE ATTACHED TO EACH DOCUMENT LISTED ABOVE AND MADE A PART THEREOF.**

Signature Betty J. Sweeney

Name Printed BETTY J. SWEENEY