

DOUGLAS COUNTY, NV

2015-862722

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

05/27/2015 10:59 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

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

Prepared By:
Overa E. Johnson
206 Florence St.
Graham, NC 27253

Return Deed to:
Sumday Vacations
14788 Business 13
Branson West, MO 65737

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 19th day of November, 2014 by and between Overa E. Johnson, an unmarried person, whose address is 206 Florence St., Graham, NC 27253, Grantor(s) to Thomas Palmer, Jr. a single man as Grantee(s) whose address is P.O. Box 1236, Byron, GA 31005.

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"):

Interval Number: 4205-10
Season: High
Hoa Number: 479915653
Use: Annual

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 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 accepting there from the non-exclusive rights to use the “common areas” and 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 properly 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 within 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.

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.

Donna G. Fegleman
Witness:

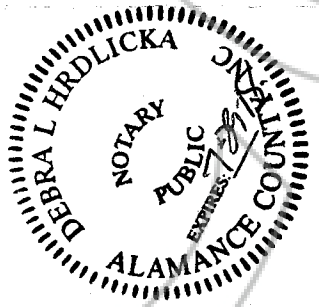
Donna G. Fegleman
Print Name

Overa E. Johnson
Overa E. Johnson

STATE OF NC)
COUNTY OF ALAMANCE)SS.

On this 19 day of Nov 2014, before me personally appeared Overa E. Johnson, 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.

Debra L. Hrdlicka
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-26-101-006
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | | | |
|-------------------------------------|-----------------|-----------------------------|------------------|
| a. <input type="checkbox"/> | Vacant Land | b. <input type="checkbox"/> | Single Fam. Res. |
| c. <input type="checkbox"/> | Condo/Twnhse | d. <input type="checkbox"/> | 2-4 Plex |
| e. <input type="checkbox"/> | Apt. Bldg | f. <input type="checkbox"/> | Comm'l/Ind'l |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/> | Mobile Home |
| <input checked="" type="checkbox"/> | Other Timeshare | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Cynthia Ruff Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Overa Johnson
 Address: 206 Florence St. P.O. Box 121
 City: Graham
 State: NC Zip: 27253

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Thomas Palmer
 Address: P.O. Box 1236
 City: Byron
 State: GA Zip: 31008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Sumday Vacations Escrow #: _____
 Address: 14788 Business 13
 City: Branson West State: MO Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED