

This document prepared by (and after recording return to):)

Name: Kathy Perriello)
Firm/Company: Timeshare Title, Inc.)
Address: P.O. Box 3175)
City, State, Zip: Sharon, Pa 16146)
Phone: 724-347-1061)

Mail Tax Kingsbury Crossing)
Statements To: 133 Deer Run Court)
Stateline, NV 89449)

Escrow No.: 15-9797)
#517)

APN # 1318-26-101-006 (a Portion of))

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KINGSBURY CROSSING GRANT, BARGAIN, AND SALE DEED

Interval Number: 410644A

HOA Number: 470413997

Season: Low

Use: Annual

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF FIVE HUNDRED DOLLARS (\$500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sarah Dayutis and Timothy Diaz, Wife and Husband, as Tenants in Common, by Rhonda Allen of GroupWise, Inc., their attorney-in-fact,** whose address is **45 Tirrell Street, #2, Worcester, MA 01603**, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, and convey unto **JAB Property Investments, LLC, a Florida limited liability company,** whose address is **454 Henpeck Lane, New Johnsonville, TN 37134**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

All of the property described on Exhibit "A" hereto, incorporated herein by this reference (the "Property")

SUBJECT TO:

1. Any and all right of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Declaration, and any supplements and amendments thereto, hereinafter filed; and
3. Real estate taxes that are currently not due and payable but are a lien against the Property.

By accepting this deed the Grantee does hereby agree to assume the obligations for the payment of a pro rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee accepts title subject to the restrictions, liens and an obligation set forth above and agrees to perform the obligations set forth in the Declaration in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof.

Prior instrument reference: Book 1209, Pages 5520-5522, Document No. 756097, of the Recorder of Douglas County, Nevada.

WITNESS Grantors' hands this the 15th day of October 2015.

Sarah Dayutis
Grantor
Sarah Dayutis

Rhonda Allen
By: Rhonda Allen of GroupWise, Inc.
her attorney-in-fact

Timothy Diaz
Grantor
Timothy Diaz

Rhonda Allen
By: Rhonda Allen of GroupWise, Inc.
his attorney-in-fact

STATE OF PA
COUNTY OF Mercer

The foregoing instrument was acknowledged this 15th day of October 2015 before me Danielle Harnett the undersigned officer, personally appeared **Rhonda Allen of GroupWise, Inc.**, known to me (or satisfactorily proven) to be the person whose name is subscribed as **attorney-in-fact for Sarah Dayutis and Timothy Diaz**, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

(Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Danielle Harnett, Notary Public
City of Hermitage, Mercer County
My Commission Expires July 14, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Danielle Harnett
Notary Public
Danielle Harnett
Printed Name

My Commission Expires:
July 14, 2018

KINGSBURY CROSSING LEGAL DESCRIPTION

Interval Number: 410644A

HOA Number: 470413997

Season: Low

Use: Annual

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND 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 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 MSAP for John E. Michelson 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 Parcel 3 and 4 as shown on that certain Map for John E. Michelson 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 Developer, its successors and assigns, all those certain easements, referred to in paragraph 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 excepting therefrom the non-exclusive rights to use the "Common Areas" as 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 with 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 memberships in Kingsbury Crossing Owners Association, a Nevada non-profit corporation ("Association"), which is appurtenant to the interests described in Parcels A and B under the Declaration and By-Laws of the Association.

Exhibit "A"

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-26-101-006 a portion of _____
 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 *Kathleen Penick* Capacity Agent for Grantor

Signature *Janell Scheel* Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sarah Dayutis & Timothy Diaz
 Address: 45 Tirrell Street, #2
 City: Worcester
 State: MA Zip: 01603

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JAB Property Investments, LLC
 Address: 454 Henpeck Lane
 City: New Johnsonville
 State: TN Zip: 37134

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

Print Name: Timeshare Title, Inc. Escrow #: 15-9797
 Address: PO Box 3175
 City: Sharon State: PA Zip: 16146

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED