

DOUGLAS COUNTY, NV  
RPTT:\$132.60 Rec:\$18.00  
\$150.60 Pgs=5  
2015-871840  
10/27/2015 01:00 PM  
FIRST AMERICAN - NVOD LAS VEGAS  
KAREN ELLISON, RECORDER

A.P.N.: 1318-26-101-006  
File No: 1180-3436341 (AA)  
R.P.T.T.: \$132.60 C

When Recorded Mail To: Mail Tax Statements To:  
Starpoint Resort Group, Inc.  
PO Box 231300  
Las Vegas, NV 89105

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,  
Kingsbury Crossing Owner's Association, a Nevada non-profit coop corporation  
do(es) hereby *GRANT, BARGAIN and SELL* to  
Starpoint Resort Group, Inc., a Nevada corporation

the real property situate in the County of Douglas, State of Nevada, described as follows:

**Parcel A:**

**For each Interval set forth on Schedule A-1, 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 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 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 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 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" as such quoted terms are defined in the Declaration, during a properly reserved "Use Period" during the "Season" set forth on Schedule A-1, on an Annual basis, 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 membership 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 bylaws of the Association.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/18/2015

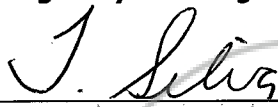
Kingsbury Crossing Owner's Association, a  
Nevada non-profit coop corporation

By: Tricom Management, Inc., a California  
corporation, Managing Agent

By:   
X \_\_\_\_\_  
Name: Thomas Jay  
Title: Accounts Receivable Manage

STATE OF **California**                             )  
  ): **ss.**  
COUNTY OF **Orange**                            )

This instrument was acknowledged before me on October 18<sup>th</sup>, 2015 by Thomas Jay, as  
Accounts Receivable Manager of Tricom Management, Inc., a California corporation, Managing  
Agent for **Kingsbury Crossing Owner's Association.**

X   
\_\_\_\_\_  
Notary Public  
(My commission expires: 6/14/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 18, 2015** under Escrow No. **1180-3436341.**

Schedule A-1  
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Season
1	470125283	4305-42	Annual	High
2	470132283	3202-28	Annual	High
3	470153123	4309-28	Annual	High
4	470153133	4309-29	Annual	High
5	470224645	3209-43	Annual	High
6	470225252	3304-15	Annual	High
7	470231454	4204-43	Annual	High
8	470253113	4303-41	Annual	High
9	470351367	3307-07	Annual	High
10	470414192	4314-26	Annual	High
11	470439144	3309-52	Annual	High
12	470439795	3302-32	Annual	High
13	470453302	4311-37	Annual	High
14	470453312	4311-38	Annual	High
15	470514382	4212-38	Annual	High
16	470535164	4213-49	Annual	High
17	470654423	4305-09	Annual	High
18	470828522	4311-39	Annual	High
19	470842192	4301-09	Annual	High
20	470929512	4305-40	Annual	High
21	470929702	3304-04	Annual	High
22	470930192	4314-24	Annual	High
23	470950042	3301-05	Annual	High
24	470950052	3301-06	Annual	High
25	471122272	3207-41	Annual	High
26	471122555	4203-07	Annual	High
27	471140492	4301-49	Annual	High
28	471210174	3206-03	Annual	High
29	471211232	3304-17	Annual	High
30	471212334	4203-25	Annual	High
31	471223592	3210-08	Annual	High
32	471223952	3210-24	Annual	High
33	471237694	3308-23	Annual	High
34	471238242	4204-16	Annual	High
35	471251262	4304-24	Annual	High
36	471251622	3202-15	Annual	High
37	471255152	4314-23	Annual	High

Schedule A-1  
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Season
38	471257172	4214-30	Annual	High
39	478800363	4107-52	Annual	High
40	478801594	3310-24	Annual	High
41	478801893	4107-14	Annual	High
42	478802053	4107-29	Annual	High
43	478802873	4103-08	Annual	High
44	478803313	4103-51	Annual	High
45	478803454	4104-14	Annual	High
46	478803463	4104-15	Annual	High
47	478803493	3107-36	Annual	High
48	478803603	4104-29	Annual	High
49	478804013	4105-26	Annual	High
50	478804836	3102-13	Annual	High
51	478805043	4105-16	Annual	High
52	478805333	3103-02	Annual	High
53	478806803	3104-39	Annual	High
54	478806813	3104-40	Annual	High
55	479915224	4205-06	Annual	High
56	479919655	4206-01	Annual	High
57	479923475	4206-38	Annual	High
58	479925645	4207-10	Annual	High
59	479925928	4207-13	Annual	High
60	479929095	4208-08	Annual	High
61	479930745	4208-34	Annual	High
62	479940996	4210-02	Annual	High
63	470131245	3101-45	Annual	Low
64	470241204	3203-47	Annual	Low
65	470513982	3303-46	Annual	Low
66	479913575	3101-18	Annual	Low
67	479933745	4314-44	Annual	Low
68	479936536	4306-44	Annual	Low

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-26-101-006 \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other Timeshare

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$34,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$34,000.00
- d) Real Property Transfer Tax Due \$132.60

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: X [Signature] Capacity: Managing Agent, Authorized Signatory  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Kingsbury Crossing Owner's  
Print Name: Association  
Address: 133 Deer Run court  
City: Stateline  
State: NV Zip: 89449

Starpoint Resort Group,  
Print Name: Inc.  
Address: PO Box 231300  
City: Las Vegas  
State: NV Zip: 89105

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

First American Title Insurance  
Print Name: Company File Number: 1180-3436341 aa/aa  
Address: 400 South Rampart Blvd., Suite 290  
City: Las Vegas State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)