

APN: 1318-26-101-006

WHEN RECORDED RETURN TO:

JOAN C. WRIGHT, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
402 N. Division Street
Carson City, NV 89703



KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:
KINGSBURY CROSSING OWNERS
ASSOCIATION
c/o Tricom Management
4025 La Palma Avenue, #101
Anaheim, CA 92807

The party executing this document hereby affirms that this document submitted for recording does NOT contain the social security number of any person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 28 day of OCTOBER, 2015, by and between DANIEL G. VILFROY, as Trustee of MANDY'S LIVING TRUST dated 2/8/2006, hereinafter referred to as "GRANTOR," and RANDALL VILFROY and CHANEL VILFROY, husband and wife as joint tenants with right of survivorship, hereinafter referred to as "GRANTEES,"

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to him in hand paid by the GRANTEES, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the GRANTEES, and to their heirs, successors and assigns forever, all right, title and interest in and to that certain real property situated in Douglas County, state of Nevada, and more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEES and to their heirs, successors and assigns forever.

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EXHIBIT "A"

All that certain parcel of real property situate in Douglas County, state of Nevada, more particularly described as follows:

An undivided one-three thousand two hundred and thirteenths (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 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" as amended 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 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; amended by an instrument recorded April 20, 1983, in Book 483, at Page 1021 as Document No. 78917; amended by an instrument recorded July 20, 1983, in Book 783, at Page 1688 as Document No. 84425; amended by an instrument recorded October 14, 1983, in Book 1083, at Page 2572 as Document No. 89535; amended by an instrument recorded August 31, 1987, in Book 887, at Page 3987 as Document No. 161309; amended by an instrument recorded November 30, 1987, in Book 1187, at Page 3946 as Document No. 167429; and amended by an instrument recorded March 25, 1996, in Book 0396, at Page 3827 as Document No. 383937, Official Records of the County of Douglas, State of Nevada ("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, conditions, restrictions, limitations, easements,
rights and rights-of-way of record.

A PORTION OF APN: 1318-26-101-006

COPY

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 1318-26-101-06
- b) _____
- c) _____
- d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: TRUST VERIFIED
AB

3. Total Value/Sales Price of Property:

\$ EXEMPT

Deed in Lieu of Foreclosure Only (value of property)

\$ EXEMPT

Transfer Tax Value:

\$ EXEMPT

Real Property Transfer Tax Due:

\$ EXEMPT

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: Transfer to or from a Trust without consideration

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 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 DR (TRUSTEE)
 Signature _____

Capacity SELLER
 Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Daniel Vilfroy, Ttee, Mandy's Living

Print Name: Randall and Chanel Vilfroy

Trust dated 02/08/2006

Address: 391 N. 15th Street

Address: P.O. Box 23868

City: San Jose

City: San Jose

State: CA Zip: 95112

State: CA Zip: 95753

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow # _____

Address: 402 N. Division Street

City: Carson City State NV Zip 89703