

DOUGLAS COUNTY, NV

2015-874370

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

12/22/2015 10:37 AM

THE DOCUMENT CENTER INC

KAREN ELLISON, RECORDER

APN #:1318-26-101-006

Escrow #: DkCk2015

Title Order No.

R.P.T.T. \$ 1.95

RECORDING REQUESTED BY:

The Document Center

Glendale, CA

When Recorded Mail Document
and Tax Statement To:

Kingsbury Crossing Owners Assn.,
Inc.

c/o Tricom/ P. O. Box 61328
Phoenix, AZ 85082

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Cory R. Kessinger, a married man as his sole and separate property and Dorene
Kessinger, a widow

do(es) hereby GRANT, BARGAIN and SELL to
Kingsbury Crossing Resort and Owners Assn. Inc.

the following described real property in the City of Stateline, County of Douglas, State of Nevada
AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF:

Commonly Known As: Kingsbury Crossing Resort, 133 Deer Run Court, Stateline,
Nevada 89449, TIME SHARE wk 15, Un. B-2355, High Season, Annual Use, Acct
#4709-56102

DATED: December 2, 2015


Cory R. Kessinger


Dorene Kessinger

EXHIBIT "A"

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (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 AS DEFINED IN THE "DECLARATION OF ~~TIMESHARE USE~~" AS AMENDED.

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 SAID DECLARATION OF TIMESHARES 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 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, 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, THIRD AMENDMENT TO DECLARATION TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, DOCUMENT NO. 89535 AND FOURTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED AUGUST 31, 1987 IN BOOK 887 AT PAGE 3987, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 161309, (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, CONDITION, RESTRICTION, LIMITATIONS, EASEMENTS, RIGHT-OF-WAY OF RECORD.

ACKNOWLEDGEMENT

A notary public or other completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles
ON 12/4/2015 before me,
A. Grakasian, notary public,
personally appeared Cory R. Kessinger

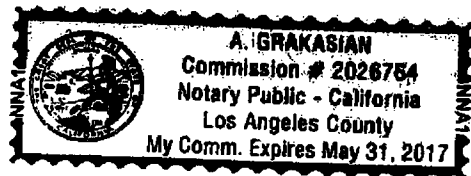
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Signature

A. Grakasian



A notary public or other completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles
ON December 3, 2015 before me,
A. Grakasian, notary public,
personally appeared _____

~~Cory R. Kessinger~~
Dorene Kessinger

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.

Signature A. Grakasian



**STATE OF NEVADA
DECLARATION OF VALUE**

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

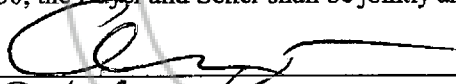
2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g.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

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3.a. Total Value/Sales Price of Property \$ 500
b. Deed in Lieu of Foreclosure Only (value of property (_____))
c. Transfer Tax Value: \$ 500
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: _____ %
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  Capacity: Grantor

Signature  Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Cory Kessinger/Dorene Kessinger
Address: 3908 Foothill Blvd.
City: Glendale
State: Ca. Zip: 91214

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Kingsbury Crossing Resort
Address: c/o Tricom, P. O. Box 61328
City: Phoenix
State: Az Zip: 85082

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: The Document Center Inc.
Address: 3908 Foothill Blvd.
City: Glendale

Escrow # DkCk2015
State: Ca. Zip: 91214