

APN#1318-26-101-006

WHEN RECORDED MAIL TO:  
Kingsbury Crossing Owners Assoc.  
Attn: Deed Back Dept.  
4025 E La Palma Ave Ste 101  
Anaheim CA 92807



KAREN ELLISON, RECORDER

DOCUMENTARY TRANSFER TAX \$ 1.95

MAIL TAX STATEMENTS TO:  
Kingsbury Crossing Owners Assoc.  
133 Deer Run Court  
Stateline, NV 89449  
478803532  
3107-40

QUITCLAIM DEED

For a valuable consideration, it is hereby acknowledged,

Carolyn Bajus and James Bajus, wife and husband referred to as "Grantor(s)

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM unto

Kingsbury Crossing Owners Association, 133 Deer Run Court, Stateline, NV 89449,  
hereinafter referred to as "Grantee(s)"

the interest in the real property located in the County of Douglas, State of Nevada, described  
on Exhibit "A" attached hereto and incorporated herein by this reference, hereinafter the  
Property.

Dated 6/25/16

Carolyn Bajus  
Carolyn Bajus

James Bajus  
James Bajus

A NOTARY PUBLIC OR OTHER OFFICER 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 PA)

COUNTY OF Allegheny)<sup>ss</sup>

**JOANNE E. BRAUNLICH**

On this 28th day of June 2016, before me, \_\_\_\_\_, a Notary Public, personally appeared CHARLYN & JAMES BATTIS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of PENNSYLVANIA that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature Joanne E. Braunlich

Identification Used PA DRIVERS LICENSES

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Joanne E. Braunlich, Notary Public  
Ross Twp., Allegheny County  
My Commission Expires Sept. 7, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**KINGSBURY CROSSING  
EXHIBIT "A"**

**AN UNDIVIDED ONE THREE THOUSAND TWO HUNDRED and THIRTEENTH INTEREST 1/3213) as tenant in common of that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the North ½ of the Northwest ¼ of Section 26, Township 13 North, Range 18 East, M.D.B.&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 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 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 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, and 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 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("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-of-way of record.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes	_____

1. Assessor Parcel Number(s) PTN  
 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/Townhouse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Com'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input checked="" type="checkbox"/>	Other: <u>Timeshare</u>		

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

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 1/3213%

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: \_\_\_\_\_ Capacity: \_\_\_\_\_

Signature: *Grace H. Putney* Capacity: Processor

**SELLER (GRANTOR) INFORMATION**

Print Name: Carolyn & James Bajus  
 Address: 7 Riviera Drive  
 City: Pittsburgh  
 State: PA Zip: 15209

**BUYER (GRANTEE) INFORMATION**

Print Name: Kingsbury Crossing O. A.  
 Address: 133 Deer Run Road  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY REQUESTING INFORMATION**

Print Name: GDW Corporation Acct.#: 478803532  
 Address: 12 Arizona Circle  
 City: Carson City State: CA Zip: 89701