

DOUGLAS COUNTY, NV

2016-890273

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

11/07/2016 02:03 PM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

APN: 1318-26-101-006

MAIL TAX STATEMENTS TO:
Kingsbury Crossing Owners Association
4025 E. LA PALMA AVE STE 101
ANAHEIM, CA 92807

Recording requested by:
Paula Shores

Return To:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

Account # 478806223
Interval #3103-32

**GRANT, BARGAIN AND SALE DEED
KINGSBURY CROSSING**

Date of Instrument: 10-3-2016

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Paula Shores and Ernest E. Shores**, (hereinafter "Grantor") whose mailing address is: 1404 Bilmar Avenue, New Richmond, Wisconsin 54017, hereby grants to **Richard R. Viray, Trustee and Sherrie A. Viray, Trustee of the Viray Family Trust dated March 1, 2007**, (hereinafter "Grantee") whose mailing address is: 1281 Crompton Road, Redwood City, California 94061, the following described real property in the County of Douglas, State of Nevada:

PARCEL A:

An undivided one-three thousand two hundred and thirteenths ($1/3213^{\text{th}}$) 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. Michaelsen and Walter Cox recorded February 3, 1981, in Book 281, at Page 172, Official Records, 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. Michaelsen and Walter Cox, recorded February 10, 1978, in Book 278, Page 591 of Official Records, Douglas County, Nevada, as Document No. 17578.

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 (Kingsbury Crossing) recorded February 16, 1983 in Book 283, Page 1341 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 membership in Kingsbury Crossing Owners Association, a Nevada Non-Profit Corporation ("Association"), which are appurtenant to the interests described in Parcels A and B under the Declaration and Bylaws of the Association.

Derivation: This being the same property conveyed to Grantor by Deed recorded September 1, 2011 as Document Number 0788956 in the Official Records of Douglas County, Nevada.

Subject to all covenants, conditions, restrictions, limitations, easements, rights of way of record.

This deed is made and accepted upon all of the covenants, conditions, restrictions, assessments, liens, easements and other matters set forth in said Declaration of Timeshare Use and amendments therein, all of which are incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year written below.

Paula Shores
Paula Shores, Grantor

Ernest E. Shores
Ernest E. Shores, Grantor

STATE OF Wisconsin

COUNTY OF St. Croix

On October, 3rd 2016, before me, Janet Schoenrock a Notary Public in and for the said County and State, personally appeared **Paula Shores and Ernest E. Shores**, 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(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify that the foregoing is true and correct.

WITNESS my hand and official seal, this 3rd day of October 2016.

Janet L. Schoenrock
Notary Public signature

Janet L. Schoenrock
Notary printed name

My commission expires: 11/06/2016

Janet L. Schoenrock
Notary Public
State of Wisconsin

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-26-101-006
- 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 |
| i) <input checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$ 500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ _____</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: _____ %

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 *[Signature]* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Paula and Ernest Shores</u>	Print Name: <u>Viray Family Trust</u>
Address: <u>1404 Blimar Ave</u>	Address: <u>1281 Crompton Rd</u>
City: <u>New Richmond</u>	City: <u>Redwood City</u>
State: <u>WI</u> Zip: <u>54017</u>	State: <u>CA</u> Zip: <u>94061</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ready Legal Support Inc Escrow # NA
 Address: 4513 Hwy 129 North
 City: Cleveland State: GA Zip: 30528

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)