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KAREN ELLISON, RECORDER

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JUSTIN M. TOWNSEND, ESQ.  
ALLISON MacKENZIE, LTD.  
402 North Division Street  
Carson City, NV 89703-4168

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RECORDER'S USE

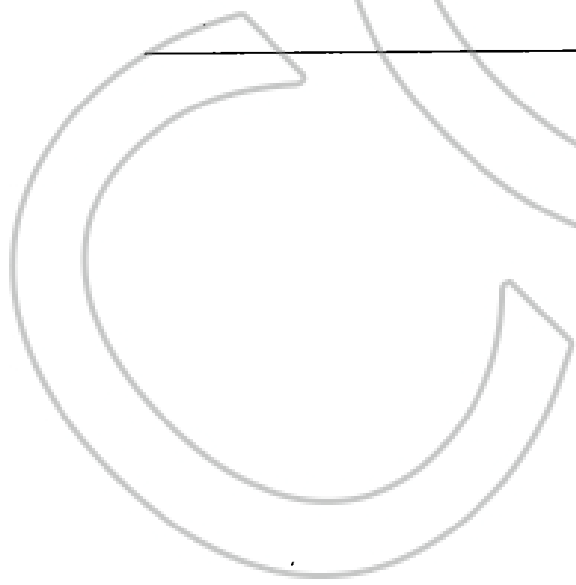
The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

The party executing this document hereby affirms that this document submitted for recording does contain the social security number of a person or persons as required by NRS 239B.030(2).

  
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Signature

DEFAULT JUDGMENT QUIETING TITLE

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FILED

1 Case No. 16-CV-0195

NOV 21 2016

2 Dept. No. II

Douglas County  
District Court Clerk

2016 NOV 21 PM 3:23

BOBBIE R. WILLIAMS  
CLERK

BY M. Bragg DEPUTY

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6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
7 IN AND FOR THE COUNTY OF DOUGLAS

8  
9 KINGSBURY CROSSING OWNERS'  
ASSOCIATION, a Nevada  
10 non-profit corporation,

11 Plaintiff,

**DEFAULT JUDGMENT  
QUIETING TITLE**

12 vs.

13 OCWEN FEDERAL BANK FSB, formerly  
known as BERKELEY FEDERAL  
14 SAVINGS AND LOAN ASSOCIATION  
OF NEW JERSEY; MERCHANTS  
15 MORTGAGE AND TRUST CORPORATION,  
LLC, a Colorado Limited liability company;  
16 LITCHFIELD FINANCIAL CORPORATION,  
a Massachusetts Corporation; THE CHASE  
17 MANHATTAN BANK, N.A., as TRUSTEE  
OF THE LITCHFIELD TIMESHARE  
18 TRUST 1995-1, a Delaware business trust;  
GEICO FINANCIAL SERVICES, INC., a  
19 Delaware corporation; U.S. BANK, N.A.,  
formerly known as THE COLORADO  
20 NATIONAL BANK OF DENVER;  
JPMORGAN CHASE BANK, N.A., formerly  
21 known as BANK ONE OF DENVER also  
known as BANK ONE, DENVER, N.A.; MUFG  
22 UNION BANK, N.A., formerly known as THE  
BANK OF CALIFORNIA, N.A.; and all other  
23 persons unknown claiming any right, title, estate,  
lien, or interest in the real property described  
24 in the Complaint adverse to the ownership of  
KINGSBURY CROSSING OWNERS'  
25 ASSOCIATION, or any cloud upon  
KINGSBURY OWNERS' ASSOCIATION's  
26 title thereto; and DOES I through XX, inclusive,

27 Defendants.  
/

28

ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918

1  
2 This matter having been set for Hearing before this Court on November 21, 2016, Plaintiff,  
3 KINGSBURY CROSSING OWNERS' ASSOCIATION, a Nevada non-profit corporation,  
4 appearing by and through its attorneys, ALLISON MacKENZIE, LTD.; and no Defendants having  
5 appeared in the action by filing an Answer or other pleading, or appearing at the hearing; and their  
6 default having been entered; due notice of which was proved; and no persons objecting; the Court  
7 having considered evidence, and the pleadings and papers on file herein; and it appearing that the  
8 allegations of the Verified Complaint to Quiet Title are true, and good cause appearing,

9 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED as  
10 follows:

11 1. The Deeds of Trust set forth in **Exhibit "A"** attached hereto and  
12 incorporated herein by this reference are declared abandoned, expunged from the record,  
13 declared null and void and are of no further effect, and all rights of the beneficiaries  
14 thereunder and their successors and/or assigns are hereby terminated effective the date  
15 hereof.

16 2. Title to the thirteen (13) separate interests referenced in **Exhibit "A"**  
17 attached hereto, is quieted in fee simple absolute, free and clear of all liens and  
18 encumbrances, in the name of Plaintiff, namely, KINGSBURY CROSSING OWNERS'  
19 ASSOCIATION, a Nevada non-profit corporation, with said parcel of real property,  
20 located in Douglas County, State of Nevada, Assessor's Parcel Number 1318-26-101-  
21 006, and more particularly described as follows:

22 AN UNDIVIDED THIRTEEN THREE THOUSAND TWO HUNDRED  
23 and THIRTEENTH INTEREST (13/3213) in that certain lot, piece or  
24 parcel of land situate in the County of Douglas, State of Nevada, being a  
25 portion of the North ½ of the Northwest ¼ of Section 26, Township 13  
26 North, Range 18 East, M.D.B.&M. described as follows:

27 Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and  
28 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.

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1 Also excepting from the real property and reserving to grantor, Its  
2 successors and assigns, all those certain easements referred to in  
3 paragraphs 2.5, 2.6, and 2.7 of said Declaration of Timeshare Use and  
4 amendments thereto together with the right to grant said easements to  
5 others.

6 Together with the exclusive right to use and occupy a "Unit" as defined in  
7 the Declaration of Timeshare Use recorded February 16, 1983, in Book  
8 283 at Page 1341 as Document No. 76233 of Official Records of the  
9 County of Douglas, State of Nevada and amended to Declaration of  
10 Timeshare Use recorded April 20, 1983 in Book 483 at page 1021,  
11 Official Records of Douglas County, Nevada as Document No. 78917, and  
12 second amendment to Declaration of Timeshare Use recorded July 20,  
13 1983 in Book 783 of Official Records at Page 1688, Douglas County,  
14 Nevada as Document No. 89535, ("Declaration"), during a "Use Period",  
15 within the season shown on Exhibit "A" as to each 1/3213 within the  
16 "Owner's Use Year", as defined in the Declaration,

17 together with a nonexclusive right to use the common areas as defined in  
18 the Declaration.

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

21 3. Defendants, each of them, and all other persons unknown claiming any  
22 right under them, are permanently enjoined from asserting any adverse claim to  
23 Plaintiff's free and clear title to the said real property as more particularly described in  
24 paragraph 2 above and on Exhibit "A" as of the date hereof.

25 DONE IN OPEN COURT this 21<sup>st</sup> day of November, 2016.

26   
DISTRICT COURT JUDGE

27 Submitted by:

28 ALLISON MacKENZIE, LTD.  
402 North Division Street  
Carson City, NV 89703

By:   
JUSTIN M. TOWNSEND, ESQ.  
Nevada State Bar No. 12293

Attorneys for Plaintiff,  
KINGSBURY CROSSING  
OWNERS' ASSOCIATION

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4824-8030-0861, v. 1

# EXHIBIT "A"

**EXHIBIT A**

**BERKELEY FED. S&L OF NJ**

Account	Trustor	Lender	Bk/Pg	Doc#	Assigned To:	Bk/Pg	Doc#	Sea.
470223234	Beardsley, Michael J	Bank of California	185/473	112052	Berkeley Fed. S&L of NJ	985/341	122676	H
471021362	Berry, James A & Laura F	Bank of California	984/1185	106671	Berkeley Fed. S&L of NJ	788/2249	182356	H
470313392	Design Lines; Michele Simpson, President, A Corp.	Bank of California	284/1169	095857	Berkeley Fed. S&L of NJ	788/2249	182356	L
470919083	Lombard, Lawrence W & Lenore D	Bank of California	884/1369	105067	Berkeley Fed. S&L of NJ	1085/2146	125613	H
471211882	Stecker, Ralph & Sybil I	Bank of California	1183/2806	091595	Berkeley Fed. S&L of NJ	788/2249	182356	L

**MERCHANTS MORTGAGE & TRUST CORPORATION LLC**

Account	Trustor	Deed of Trust Lender	Bk/Pg	Doc#	Assigned To:	Bk/Pg	Doc#	Sea.
470242932	Smith, Bill B & Sandra J	Capri Resorts	189/303	193788	Merchants Mortgage & Trust Corporation LLC	393/1152	301267	H

**LITCHFIELD FINANCIAL CORPORATION**

Account	Trustor	Lender	Bk/Pg	Doc#	Assigned To:	Bk/Pg	Doc#	Sea.
470253932	King, Brenton C & Sheila Stewart	Capri Resorts	193/2025	297420	Litchfield Financial Corp.	200/2168	486253	H
471251832	Boysen, Robert E & Cheryl	Capri Resorts	1191/1711	264340	Litchfield Financial Corp.	0200/2170	486253	H

**CHASE MANHATTAN NA TTEE/LITCHFIELD TIMESHARE TRUST 1995-1**

Account	Trustor	Lender	Bk/Pg	Doc#	Assigned To:	Bk/Pg	Doc#	Sea.
470856662	Steed, Marvin D & Linda C	Capri Resorts	794/3203	342336	Chase Manhattan NA TTEE/Litchfield Timeshare Trust 1995-1	795/4052	366936	H

**GEICO FINANCIAL SERVICES**

Account	Trustor	Lender	Bk/Pg	Doc#	Assigned To:	Bk/Pg	Doc#	Sea.
470936242	Staats, Richard L & Milada	Bank of California	886/375	138564	Geico Financial Services Inc	192/2015	269086	H
479917504	Turner, Scott W & Denise V	Bank of California	684/3158	102917	Geico Financial Services Inc	1288/3324	193220	H

**COLORADO NATIONAL BK OF DENVER**

Account	Trustor	Lender	Bk/Pg	Doc#	Assigned To:	Bk/Pg	Doc#	Sea.
471044812	Nubia, Joseph Mark & Zenaid	Capri Resorts	989/1523	210808	Colorado National Bk of Denver	1093/4540	320933	H

**BANK OF CALIFORNIA**

Account	Trustor	Lender	Bk/Pg	Doc#	Assigned To:	Bk/Pg	Doc#	Sea.
471223482	Green, Joseph L & Edna M	Bank of California	1184/458	109695				H

4817-6943-4173, v. 1

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 11/30/16  
 BOBBIE R. WILLIAMS Clerk of Court  
 of the State of Nevada, in and for the County of Douglas,  
 By [Signature] Deputy