

APN: 1318-26-101-006  
RECORDING REQUESTED BY:  
Kingsbury Crossing Owners Assn.

MAIL TAX STATEMENTS TO:  
Kingsbury Crossing Owners Assn.  
P.O. Box 660  
Stateline, NV 89449

WHEN RECORDED MAIL TO:  
Kingsbury Crossing Owners Assn.  
4025 E La Palma Ave., Ste. 101  
Anaheim, CA 92807  
Attn: Forcl. Dept. P37 & 38

DOUGLAS COUNTY, NV  
RPTT:\$629.85 Rec:\$18.00  
\$647.85 Pgs=5  
03/17/2017 01:55 PM  
TRICOM MANAGEMENT, INC.  
KAREN ELLISON, RECORDER

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Transfer Tax as shown on attached Exhibit "B"

**DEED UPON LIEN FORECLOSURE**  
**(KINGSBURY CROSSING OWNERS ASSOCIATION)**

THIS DEED UPON LIEN FORECLOSURE is made this 23rd day of February, 2017 by KINGSBURY CROSSING OWNERS' ASSOCIATION, a Nevada non-profit corporation herein Grantor, having the address of 133 Deer Run Court, Stateline, NV 89449, and, KINGSBURY CROSSING OWNERS' ASSOCIATION, a Nevada non-profit corporation, herein Grantee, having the address of 133 Deer Run Court, Stateline, NV 89449 herein Grantee.

Grantor, pursuant to its powers and authority provided by law and as set forth in that Declaration of Timeshare Use, recorded February 16, 1983 in Book 283 as Document No. 076233, Official Records of Douglas County, Nevada, thereby establishing a lien against that property legally described on Exhibit "A" attached hereto and incorporated herein by this reference, hereinafter the Property.

Grantor caused a Notice of Default and Election to Sell to be recorded against the interest of the owners as shown on Exhibit "B" attached hereto on May 19, 2016 as Doc. No. 2016-881053 in the Official Records of Douglas County, Nevada. A Notice of Assessment and Claim of Lien was recorded on March 30, 2015 as Doc. No. 2015-859403, June 16, 2015 as Doc. No. 2015-864339, December 16, 2015 as Doc. No. 2015-874134 and March 8, 2016 as Doc. No. 2016-877905. A Notice of Sale of the Property was recorded and was published in the Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing February 3, 2017. Said notice was posted for not less than twenty (20) days at the location of the sale and also at not less than three (3) public places in the locale of the Property, namely (1) Douglas County Courthouse, 1616 8<sup>th</sup> Street, Minden, NV 89423, (2) Douglas County Law Enforcement Office, 1625 8th St., Minden, NV 89423; (3) U.S. Post Office, Zephyr Cove, NV 89448; (4) U.S. Post Office Stateline Branch, Stateline, NV 89449 and at the Property.

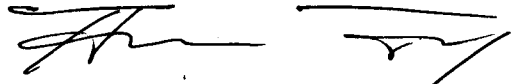
Grantor did sell the Property at public auction at the time and place noticed for such sale on February 23, 2017, to Grantee, the highest bidder, for U.S. dollars as shown on Exhibit "B" attached hereto in full or partial satisfaction of the indebtedness secured by the Notice of Assessment and Claim of lien.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to the Property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name as of the day and year first above written.

"Grantor"  
Kingsbury Crossing Owners' Association  
A Nevada non-profit corporation

3/15/2017  
(w)



Thomas Jay, Managing Agent, on behalf of  
and at the direction of the Board of Directors

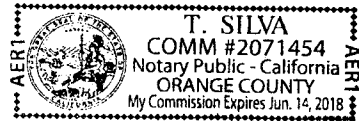
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
  ) SS.  
COUNTY OF ORANGE )

On March 15<sup>th</sup>, 2017, before me, Terrí Silva,  
Notary Public, personally appeared Thomas Jay, who proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed to the within instrument and  
acknowledged to me that he executed the same in his authorized capacity, and that by his  
signature on the instrument the person, or the entity upon behalf of which the person 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 T. Silva

Identification used CDL

**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 Season **as shown on Exhibit "B" attached hereto** 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.

**EXHIBIT "B"**  
**KINGSBURY CROSSING**  
**PHASE 37 & 38**

APN: 1318-26-101-006

Acct #	Invent. #	Seas.	Name	Sale Amount	Transfer Tax
1	478803882	4105-05	HIGH ALCANTARA, JESUSA	\$1,589.85	\$7.80
2	471223621	4211-06	HIGH ANDERSON, MITCHELL & GLORIA M	\$1,902.05	\$7.80
3	471210114	4206-47	LOW BRIDEN, LAURA L	\$2,010.85	\$9.75
4	478802142	4107-38	HIGH CABICO, GEORGE & JULIE N	\$2,803.85	\$11.70
5	471040371	4214-33	HIGH CAPUTO, FRANK & LOUISE	\$2,159.85	\$9.75
6	471223825	4313-35	HIGH CARR, DAVID C & KITTY A	\$5,428.54	\$21.45
7	471136971	4205-22	LOW CASTANEDA, CAROL ADEL TTEE OR SUCC TTEE CASTANEDA FAM TR 7/14/92	\$3,224.85	\$13.65
8	471242541	3203-19	LOW CHAPMAN, GEORGE THOMAS & PATRICIA LANDRETH	\$1,459.85	\$5.58
9	470616414	4211-11	HIGH CHORD, ALLAN P & LORIE M	\$2,554.85	\$11.70
10	470453507	4302-17	HIGH CORTEZ, DANIELE E & CYNTHIA C	\$5,866.25	\$23.40
11	470325824	4209-11	HIGH CUNNINGHAM, ROBERT JOSEPH & ELLEN CHRISTINE	\$2,626.13	\$11.70
12	478802544	4102-26	HIGH DELUCA, KEN & DENISE	\$4,699.12	\$19.50
13	470936351	4303-51	HIGH DETTMAN, ROBERT J & ROSALYN M	\$1,589.85	\$7.80
14	478802512	4102-23	HIGH EASON, JAMES P & SAUNDRA S	\$4,587.81	\$19.50
15	470527391	4304-35	HIGH EDWARDS, RANDALL & BETTY	\$1,873.85	\$7.80
16	478804132	4105-42	HIGH ELLIS, ANA E	\$4,682.92	\$19.50
17	470241223	3306-08	HIGH FITCH, GERALD & JUNE	\$2,147.85	\$9.75
18	478802042	4107-28	HIGH GARZA, ROLANDO AND MARIE GRACIELA TRUAN	\$4,327.84	\$17.55
19	478806353	3106-51	HIGH GEMINI INVESTMENT PARTNERS INC A FLORIDA CORPORATION	\$3,585.85	\$15.60
20	470443501	3302-46	LOW GILBERT, JACK AKA JACK E & FLORENCE AKA LORENCE R, TTEES GILBERT FAMILY REVOCABLE LIVING TRUST DATED 6/17/1982	\$2,147.85	\$9.75
21	478801045	3103-44	LOW HER, BILLY AND DER THAO	\$5,293.97	\$21.45
22	478802712	4102-43	HIGH HERNANDEZ, EFRAIN	\$4,203.27	\$17.55
23	471036455	4312-17	HIGH HESSE, JAMES & JOSEPHINE	\$2,284.85	\$9.75
24	470251532	4213-04	HIGH HOFFMAN BERGER INVESTMENT PROP LLC A WYOMING LLC (BEENA BLAKE)	\$3,467.85	\$13.65
25	470251542	4213-05	HIGH HOFFMAN BERGER INVESTMENT PROP LLC A WYOMING LLC (BEENA BLAKE)	\$3,404.85	\$13.65
26	478804034	4105-32	HIGH HUNDLEY, JACKIE D & MARCIA F AND SPOUSES	\$2,010.85	\$9.75
27	470312971	4310-17	HIGH INN, HARRY & KIYOKO	\$2,029.85	\$9.75
28	478800472	4102-20	LOW JESTER, JAMES & LENA	\$3,658.70	\$15.60
29	470635736	4304-46	LOW JONES, ALLAN & HIS ESTATE	\$2,147.85	\$9.75

30	478805062	3107-51	HIGH	KAREGLIS, ALEXANDER & LYNNE KRAMER	\$1,873.85	\$7.80	
31	478804865	3102-16	HIGH	KING, JACK L AND TERRY L JAMES	\$4,321.41	\$17.55	
32	478805432	3208-35	HIGH	KOWARSCH, WILL & DIAN	\$2,515.85	\$11.70	
33	478801082	3103-52	HIGH	LAWRENCE, JOHN & JANICE MURRAY	\$1,997.84	\$7.80	
34	470338427	3308-37	HIGH	LEWIS, PATRICIA L & GREGORY	\$2,122.85	\$9.75	
35	471122537	3201-41	HIGH	LONGFELLOW, MICHAEL J & MARCY L	\$1,759.85	\$7.80	
36	478802212	3107-07	HIGH	LOOG, BEN AND ELAINE WHITE	\$1,718.53	\$7.80	
37	470426291	4314-09	HIGH	LOSSING, DONALD	\$2,241.85	\$9.75	
38	478803323	4104-01	HIGH	MASON, RODNEY & SPOUSE	\$3,212.75	\$13.65	
39	470410132	3202-14	HIGH	MORAN, CAROLE ANN & SPOUSE	\$1,589.85	\$7.80	
40	470755101	3203-12	HIGH	NEELY, TERRY & TAMARA AND ESTATE OF TERRY NEELY	\$1,743.85	\$7.80	
41	479915655	4205-10	HIGH	PALMER, THOMAS JR	\$1,459.85	\$5.58	
42	479933534	4214-18	LOW	PINEDA, EDEL AND STELLA BLANDO	\$1,997.85	\$7.80	
43	470141092	4310-10	HIGH	QUACKENBUSH, DAVID F & JEANNETTE I	\$2,010.85	\$9.75	
44	471211651	3207-15	HIGH	RODRIGUEZ, TONY B & ELOISE L	\$2,010.85	\$9.75	
45	471021891	3207-29	HIGH	RUBALCAVA, DANIEL R & PAULINE	\$2,010.85	\$9.75	
46	471128217	3308-13	HIGH	RUSSELL, ANDREW	\$3,743.55	\$15.60	
47	470956752	4306-01	HIGH	SAGE FORTEEN, LLC AND SAGE FOTEEN, LLC	\$1,873.85	\$7.80	
48	478806552	3104-14	HIGH	SALOMON, CAROL	\$1,601.85	\$7.80	
49	478801992	4107-23	HIGH	SALOMON, SANTIAGO & CINDY	\$5,655.99	\$23.40	
50	470325831	3209-06	HIGH	SAULNY, LEONCIO & ARNELL	\$1,630.42	\$7.80	
51	470930021	3209-07	HIGH	SAUSED0, ANN E	\$1,589.85	\$7.80	
52	478802352	4102-08	HIGH	SHELBY, JONATHAN & CHELSEA TAYLOR	\$1,837.85	\$7.80	
53	470232972	4205-28	HIGH	SUPERHEALTH TECHNOLOGIES LLC AND C/O TIMOTHY LIEN AND SCHNEIDER, JOHN ARTHUR JR AKA JOHN ARTHUR AND SPOUSE AND SCHNEIDER, LINDA L AKA LINDA L WILSON AKA LINDA LOUISE SCHNEIDER & LINDA L WILSON & SPOUSE & LINDA L WILSON & MICHAEL JOHN WILSON TTEES & SUCCSER TTEES, MICHAEL JOHN WILSON & LINDA L WILSON REVOCABLE TRUST DATED 5/11/1999	\$2,010.85	\$9.75	
54	478802592	4102-31	HIGH	VARGAS, RAUL & REVA	\$6,327.57	\$25.35	
55	478806462	3104-05	HIGH	VERMIGLIO, PETER & PHYLLIS	\$2,010.85	\$9.75	
56	470635618	4310-45	LOW	WALDECK, MISTI AND KRISTAL STENSLAND	\$3,012.85	\$13.65	
57	470654394	4202-42	HIGH	WHITLEY, JERREL L & KRISINDA L	\$1,995.85	\$7.80	
58	470224272	3201-34	HIGH	WINCHESTER VENTURE STRATEGIES LLC, A MISSOURI LIMITED LIABILITY CO	\$1,873.85	\$7.80	
59	471056882	4306-14	HIGH	WINCHESTER VENTURE STRATEGIES LLC, A MISSOURI LIMITED LIABILITY CO	\$1,873.85	\$7.80	
						<b>\$161,399.66</b>	<b>\$693.66</b>

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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 Timeshare |                             |                  |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 161,399.66  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 161,399.66  
 Real Property Transfer Tax Due \$ 629.85

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kingsbury Crossing Owners Assn.  
 Address: 133 Deer Run Court  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kingsbury Crossing Owners Assn.  
 Address: 133 Deer Run Court  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Tricom Management, Inc. Escrow #: P37 & 38  
 Address: 4025 E. La Palma Ave., Suite 101  
 City: Anaheim State: CA Zip: 92807