

DOUGLAS COUNTY, NV

2017-898011

RPTT:\$3.90 Rec:\$16.00

\$19.90 Pgs=3

05/01/2017 01:46 PM

TIMESHARE TRADE-INS INC

KAREN ELLISON, RECORDER

Prepared By
Tracy Newsom-Agent
And Return To:
Resort Closings Service
10923 State Highway 176
Walnut Shade, MO 65771

Mail Tax Statements To:
Timeshare Trade Ins, LLC
C/O Resort Closings Service
10923 State Highway 176
Walnut Shade, MO 65771

APN: 1318-26-101-006
Interval Number: 310450A

QUIT CLAIM DEED

Contract # 2030

On this 25th day of April, 2017, Lutz R. Bier and Carolin A. Bier, Husband and Wife as Joint Tenants with the Right of Survivorship, Grantors, whose mailing address is 2951 Belle Lane, Schaumburg, IL 60193 for and in consideration of ten dollars (\$10.00), does by these presents **REMISE, RELEASE AND FOREVER QUITCLAIM** unto the **Timeshare Trade Ins, LLC**, Grantee, whose address is 10923 State Highway 176, Walnut Shade, Missouri, 65771, and Grantees heirs and assigns, the following real estate:

Kingsbury Crossing County of Douglas State of Nevada

Season: High Use: Annual

All of the property described on Exhibit "A" hereto, incorporated herein by this reference (the "Property")

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Declaration, and any supplements and amendments thereto, hereinafter filed; and
3. Real estate taxes that are currently not due and payable but are a lien against the Property.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Declaration in accordance with the terms thereof.

This Quitclaim deed is made and given in order to show that the grantors have remised, released and quitclaimed any claim to the real estate described above, and waived and released any marital or homestead rights he may therein.

TO HAVE AND TO HOLD, the same, with the rights, immunities, privileges, and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever: so that neither Grantors, nor Grantor's heirs, nor any other person or persons for Grantors or in Grantor's name or behalf, shall claim or demand any right or title to these premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

EXHIBIT "A"
KINGSBURY CROSSING LEGAL DESCRIPTION

INTERVAL NUMBER: 310450A

HOA NUMBER: 478805481

 X HIGH LOW

USE: ANNUAL

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND DESCRIBED AS FOLLOWS:

PARCEL A:

AN UNDIVIDED [ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTHS (1/3213)] INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE "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 MSAP FOR JOHN E. MICHAELSON 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 DECUMENT NO. 17578.

EXCEPTING FROM THE 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 THE DECLARATION OF TIMESHARE USE (KINGSBURY CROSSING) RECORDED FEBRUARY 16, 1983 IN BOOK 283, PAGE 1431 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-PROFITS CORPORATION ("ASSOCIATION"), WHICH ARE APPURTENANT TO THE INTERESTS DESCRIBED IN PARCELS A AND B UNDER THE DECLARATION AND BYLAWS OF THE ASSOCIATION.

In Witness Whereof, Grantors have set their hand hereto.

Lutz R. Bier
Lutz R. Bier

Carolyn A. Bier
Carolyn A. Bier

Nickolas Sakalores
#1 Witness Signature

Florence Wood
#2 Witness Signature

NICKOLAS SAKALORES
#1 Witness Printed Name

FLORENCE WOOD
#2 Witness Printed Name

ALL CAPACITY ACKNOWLEDGMENT

STATE OF IL

COUNTY OF COOK

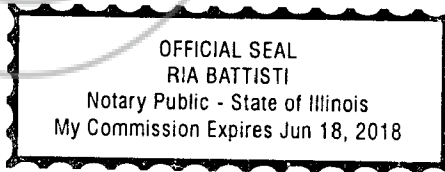
On this 25 day of April, 2017, before me Ria Battisti
(Name of Notary Public)

Personally appeared Lutz R. Bier and Carolyn A. Bier, 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 laws of the State of IL
That the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Ria Battisti
Signature of Notary Public



ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN CLEAR AREA AND STAY INSIDE MARGINS.

STATE OF NEVADA
DECLARATION OF VALUE

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

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'/Ind'l
g) Agricultural h) Mobile Home
i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1000
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 1000
Real Property Transfer Tax Due: \$ 3.90

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 [Signature] Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Lutz R. Bier
Address: Cardin A Bier
City: Schaumburg
State: IL Zip: 60193

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Timeshare Trade Ins, LLC
Address: 10923 State Hwy 176
City: Walnut Shade
State: MO Zip: 65771

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
Print Name: Timeshare Trade Ins LLC Escrow # _____
Address: 10923 State Hwy 176
City: Walnut Shade State: MO Zip: 65771