

DOUGLAS COUNTY, NV
RPTT:\$327.60 Rec:\$23.00
\$350.60 Pgs=10
2017-903751
09/07/2017 11:32 AM
FIRST AMERICAN - NVOD LAS VEGAS
KAREN ELLISON, RECORDER

A.P.N.: 1318-26-101-006
File No: 1180-3827165 (aa)
R.P.T.T.: \$327.60

When Recorded Mail To: Mail Tax Statements To:
Starpoint Resort Group, Inc.
PO Box 231300
Las Vegas, NV 89105

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kingsbury Crossing Owner's Association, a Nevada non-profit corporation

do(es) hereby *GRANT, BARGAIN and SELL* to

Starpoint Resort Group, Inc., a Nevada corporation

the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel A:

For each Interval set forth on Schedule A-1, 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 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 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" as such quoted terms are defined in the Declaration, during a properly reserved "Use Period" during the "Season" set forth on Schedule A-1, on an Annual basis, 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 is appurtenant to the interests described in Parcels A and B under the Declaration and bylaws of the Association.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/06/2017


Kingsbury Crossing Owner's Association, a Nevada non-profit corporation

By: Tricom Management, Inc., a California corporation, Managing Agent

By: Jay Morin 9-6-17
Jay Morin, Director of Operations

STATE OF **California**)
 : **ss.**
COUNTY OF **Orange**)

This instrument was acknowledged before me on September 6, 2017 by **Jay Morin, Director of Operations of Tricom Management, Inc., a California corporation, Managing Agent of Kingsbury Crossing Owner's Association, a Nevada non-profit corporation**



Notary Public
(My commission expires: July 15th, 2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 06, 2017** under Escrow No. **1180-3827165**.

COOPER

Schedule A-1
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Unit Configuration	Season
1	478804345	3101-12	Annual	One Bedroom	High
2	478806463	3104-05	Annual	One Bedroom	High
3	478806483	3104-07	Annual	One Bedroom	High
4	478806553	3104-14	Annual	One Bedroom	High
5	471222282	3105-43	Annual	One Bedroom	High
6	478806354	3106-51	Annual	One Bedroom	High
7	478802203	3107-06	Annual	One Bedroom	High
8	478802993	3107-28	Annual	One Bedroom	High
9	478803533	3107-40	Annual	One Bedroom	High
10	470224273	3201-34	Annual	One Bedroom	High
11	470410133	3202-14	Annual	One Bedroom	High
12	470755102	3203-12	Annual	One Bedroom	High
13	471242542	3203-19	Annual	One Bedroom	Low
14	471056053	3205-05	Annual	One Bedroom	High
15	471139842	3206-09	Annual	One Bedroom	High
16	470856652	3206-23	Annual	One Bedroom	High
17	470717292	3207-23	Annual	One Bedroom	High
18	470124032	3207-25	Annual	One Bedroom	High
19	478805263	3208-16	Annual	One Bedroom	High
20	478806383	3208-47	Annual	One Bedroom	Low
21	470325832	3209-06	Annual	One Bedroom	High
22	470930022	3209-07	Annual	One Bedroom	High
23	470616572	3301-15	Annual	One Bedroom	High
24	470956103	3302-15	Annual	One Bedroom	High

Schedule A-1
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Unit Configuration	Season
25	470443502	3302-46	Annual	One Bedroom	Low
26	470627592	3304-27	Annual	One Bedroom	High
27	470241224	3306-08	Annual	One Bedroom	High
28	470152180	3307-12	Annual	One Bedroom	High
29	470152190	3307-13	Annual	One Bedroom	High
30	470152200	3307-14	Annual	One Bedroom	High
31	470152210	3307-15	Annual	One Bedroom	High
32	470152220	3307-16	Annual	One Bedroom	High
33	470152230	3307-17	Annual	One Bedroom	High
34	470643832	3307-21	Annual	One Bedroom	Low
35	470152250	3307-23	Annual	One Bedroom	High
36	470152260	3307-24	Annual	One Bedroom	High
37	470452270	3307-25	Annual	One Bedroom	High
38	470452280	3307-26	Annual	One Bedroom	High
39	470452290	3307-27	Annual	One Bedroom	High
40	470452300	3307-28	Annual	One Bedroom	High
41	470452310	3307-29	Annual	One Bedroom	High
42	470452320	3307-30	Annual	One Bedroom	High
43	470452330	3307-31	Annual	One Bedroom	High
44	470452340	3307-32	Annual	One Bedroom	High
45	470452350	3307-33	Annual	One Bedroom	High
46	470452360	3307-34	Annual	One Bedroom	High
47	470452370	3307-35	Annual	One Bedroom	High
48	470452380	3307-36	Annual	One Bedroom	High

Schedule A-1
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Unit Configuration	Season
49	470452400	3307-37	Annual	One Bedroom	High
50	470452410	3307-38	Annual	One Bedroom	High
51	470452420	3307-39	Annual	One Bedroom	High
52	470452430	3307-40	Annual	One Bedroom	High
53	470452440	3307-41	Annual	One Bedroom	High
54	470452450	3307-42	Annual	One Bedroom	High
55	470452460	3307-43	Annual	One Bedroom	High
56	470152000	3307-45	Annual	One Bedroom	Low
57	470152010	3307-46	Annual	One Bedroom	Low
58	470152020	3307-47	Annual	One Bedroom	Low
59	470452480	3307-49	Annual	One Bedroom	High
60	470452490	3307-50	Annual	One Bedroom	High
61	470452500	3307-51	Annual	One Bedroom	High
62	470452510	3307-52	Annual	One Bedroom	High
63	471237544	3308-15	Annual	One Bedroom	High
64	471036822	3308-22	Annual	One Bedroom	Low
65	470152160	3309-19	Annual	One Bedroom	Low
66	470152170	3309-20	Annual	One Bedroom	Low
67	478800154	3309-46	Annual	One Bedroom	Low
68	471052960	3310-01	Annual	One Bedroom	High
69	471052970	3310-02	Annual	One Bedroom	High
70	471052980	3310-03	Annual	One Bedroom	High
71	471052990	3310-04	Annual	One Bedroom	High
72	471053000	3310-05	Annual	One Bedroom	High

Schedule A-1
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Unit Configuration	Season
73	471053010	3310-06	Annual	One Bedroom	High
74	471053020	3310-07	Annual	One Bedroom	High
75	471053030	3310-08	Annual	One Bedroom	High
76	471053040	3310-09	Annual	One Bedroom	High
77	471053050	3310-10	Annual	One Bedroom	High
78	471053060	3310-11	Annual	One Bedroom	High
79	471053070	3310-12	Annual	One Bedroom	High
80	471053080	3310-13	Annual	One Bedroom	High
81	470152100	3310-19	Annual	One Bedroom	Low
82	470152110	3310-20	Annual	One Bedroom	Low
83	470152120	3310-21	Annual	One Bedroom	Low
84	470152130	3310-45	Annual	One Bedroom	Low
85	470152140	3310-46	Annual	One Bedroom	Low
86	470152150	3310-47	Annual	One Bedroom	Low
87	470452520	3311-01	Annual	One Bedroom	High
88	470452530	3311-02	Annual	One Bedroom	High
89	470452540	3311-03	Annual	One Bedroom	High
90	470752550	3311-04	Annual	One Bedroom	High
91	470752560	3311-05	Annual	One Bedroom	High
92	470752570	3311-06	Annual	One Bedroom	High
93	470752580	3311-07	Annual	One Bedroom	High
94	470752590	3311-08	Annual	One Bedroom	High
95	470752600	3311-09	Annual	One Bedroom	High
96	470752610	3311-10	Annual	One Bedroom	High

Schedule A-1
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Unit Configuration	Season
97	470752620	3311-11	Annual	One Bedroom	High
98	470752630	3311-12	Annual	One Bedroom	High
99	470752640	3311-13	Annual	One Bedroom	High
100	470752650	3311-14	Annual	One Bedroom	High
101	470752660	3311-15	Annual	One Bedroom	High
102	470752670	3311-16	Annual	One Bedroom	High
103	470752680	3311-17	Annual	One Bedroom	High
104	470152030	3311-19	Annual	One Bedroom	Low
105	470152040	3311-20	Annual	One Bedroom	Low
106	470152050	3311-21	Annual	One Bedroom	Low
107	470152060	3311-22	Annual	One Bedroom	Low
108	470752700	3311-23	Annual	One Bedroom	High
109	470752710	3311-24	Annual	One Bedroom	High
110	470752720	3311-25	Annual	One Bedroom	High
111	470752730	3311-26	Annual	One Bedroom	High
112	470752740	3311-27	Annual	One Bedroom	High
113	470752750	3311-28	Annual	One Bedroom	High
114	470752760	3311-29	Annual	One Bedroom	High
115	470752770	3311-30	Annual	One Bedroom	High
116	470752780	3311-31	Annual	One Bedroom	High
117	470752790	3311-32	Annual	One Bedroom	High
118	470752800	3311-33	Annual	One Bedroom	High
119	470752810	3311-34	Annual	One Bedroom	High
120	470752820	3311-35	Annual	One Bedroom	High

Schedule A-1
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Unit Configuration	Season
121	471052830	3311-36	Annual	One Bedroom	High
122	471052840	3311-37	Annual	One Bedroom	High
123	471052850	3311-38	Annual	One Bedroom	High
124	471052860	3311-39	Annual	One Bedroom	High
125	471052870	3311-40	Annual	One Bedroom	High
126	471052880	3311-41	Annual	One Bedroom	High
127	471052890	3311-42	Annual	One Bedroom	High
128	471052900	3311-43	Annual	One Bedroom	High
129	470152070	3311-45	Annual	One Bedroom	Low
130	470152080	3311-46	Annual	One Bedroom	Low
131	470152090	3311-47	Annual	One Bedroom	Low
132	471052920	3311-49	Annual	One Bedroom	High
133	471052930	3311-50	Annual	One Bedroom	High
134	471052940	3311-51	Annual	One Bedroom	High
135	471052950	3311-52	Annual	One Bedroom	High
136	478800463	4102-52	Annual	One Bedroom	High
137	478805103	4105-30	Annual	One Bedroom	High
138	478804035	4105-32	Annual	One Bedroom	High
139	478801905	4107-15	Annual	One Bedroom	High
140	470654395	4202-42	Annual	One Bedroom	High
141	471136972	4205-22	Annual	One Bedroom	Low
142	470232973	4205-28	Annual	One Bedroom	High
143	471210115	4206-47	Annual	One Bedroom	Low
144	471052910	4206-49	Annual	One Bedroom	High

Schedule A-1
Inventory Listing

Line Item No.	HOA Account No.	Interval	Usage	Unit Configuration	Season
145	470152240	4207-12	Annual	One Bedroom	High
146	470452470	4208-28	Annual	One Bedroom	High
147	470752690	4209-04	Annual	One Bedroom	High
148	471223622	4211-06	Annual	One Bedroom	High
149	470616415	4211-11	Annual	One Bedroom	High
150	471270988	4212-21	Annual	One Bedroom	Low
151	470251533	4213-04	Annual	One Bedroom	High
152	470251543	4213-05	Annual	One Bedroom	High
153	471040372	4214-33	Annual	One Bedroom	High
154	471235815	4302-46	Annual	One Bedroom	Low
155	470140942	4303-09	Annual	One Bedroom	High
156	471140616	4303-29	Annual	One Bedroom	High
157	470936352	4303-51	Annual	One Bedroom	High
158	470527392	4304-35	Annual	One Bedroom	High
159	470635737	4304-46	Annual	One Bedroom	Low
160	470956753	4306-01	Annual	One Bedroom	High
161	471056883	4306-14	Annual	One Bedroom	High
162	470453722	4306-31	Annual	One Bedroom	High
163	470944372	4309-11	Annual	One Bedroom	High
164	470141093	4310-10	Annual	One Bedroom	High
165	470312972	4310-17	Annual	One Bedroom	High
166	470542145	4313-49	Annual	One Bedroom	High
167	470426292	4314-09	Annual	One Bedroom	High
168	470950832	4314-36	Annual	One Bedroom	High

**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'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$84,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$84,000.00
- d) Real Property Transfer Tax Due \$327.60

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Jay Mon 9-6-17 Capacity: Auth Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Kingsbury Crossing Owner's
Print Name: Association
Address: 133 Deer Run Court
City: Stateline
State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Starpoint Resort Group,
Print Name: Inc.
Address: PO Box 231300
City: Las Vegas
State: NV Zip: 89105

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company File Number: 1180-3827165 aa/aa
Address: 400 South Rampart Blvd., Suite 290
City: Las Vegas State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)