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APN# 1318-26-101-006 (a portion of)

Recording Requested By: Laurie Ann Deegan

After Recording Return To:

Laurie Ann Deegan

5318 Nolan Drive

Minnetonka, MN 55343

Mail Tax Statements To:

Laurie Ann Deegan

5318 Nolan Drive

Minnetonka, MN 55343

Rec:\$16.00 Total:\$16.00 LAURIE ANN DEEGAN

O9/26/2017 12:14 PM
Pgs=4

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KAREN ELLISON, RECORDER

DOUGLAS COUNTY, NV

E06

2017-904651

QUIT CLAIM DEED

THIS QUITCLAIM DEED, Executed this $\sqrt{7}$ day of $\sqrt{3}$, 2017, by the Grantor, Timothy Patrick Deegan, whose mailing address is 6501 Tingdale Avenue, Edina, MN 55439 to the Grantee Laurie Ann Deegan, whose mailing address is 5318 Nolan Drive, Minnetonka, MN 55343. WITNESSETH, Thad the said Grantor, for good consideration and for the sum of \$10.00 paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forecer, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada, to wit:

SEE ATTACHED LEGAL DESCRIPTION: EXHIBIT A

Commonly known as:

Kingsbury Crossing, interval number: 420510A, now known as 4205-13, HOA Number: 479915652 now known as 479933353

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

EXHIBIT "A" LEGAL DESCRIPTION KINGSBURY CROSSING

INTERVAL NUMBER: HOA UNIT NUMBER: HOA ACCOUNT NUMBER: SEASON: USE:

The following described real property in the County of Douglas, State of Nevada, and is more particularly 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 DESCRIBER REAL PROPERTY (THE PROPERTY"):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26 TOWNSHIP 13 NORTH, RANGE 18 EASE, MDB&M, DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAPS FOR JOHN E. MICHAELSON AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFFICIAL 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 OF JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS, AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENTS NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AND SUBSEQUENT AMENDMENTS THERRETO 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 THE DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGT 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 "HIGH" SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, RIGHTS-OF-WAY OF RECORD.

1. Assessor Parcel Number(s) a) 1318-26-101-006 b) (a portion of) c) d) 2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) Apt. Bldg f) Comm'1/Ind'1 g) Agricultura h) Mobile Home i) Vother Timeshare 3. Total Value/Sales Price of Property: Deed in Lieu of Forcelosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section #6 b. Explain Reason for Exemption: Per Divorce Decree 5. Partial Interest: Percentage being transferred: 7. Total Value/Sales Price of Property: Signature Capacity Seller (GRANTOR) INFORMATION (REQUIRED) Print Name: Timothy P Deegan Address: 6501 Tingdale Ave City: Edina State: MN Zip:55439 COMPANY/PERSON REQUESTING RECORDING COMMANY/PERSON REQUESTING RECORDING 2. Type of Property: Bingle Fam. Res. BOX PAGE BO	STATE OF NEVADA	
a) 1318-26-101-006 b) (a portion of) c) d) 2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex c) Apt. Bldg f) Comm'I/Ind'1 By Agricultural h) Mobile Home i) Worker Timeshare 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption: Per Divorce Decree 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 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 Beyer and Seller shall be jointly and severally liable for any additional amount owed. Signature Capacity Seller (Grantor) Signature Seller (Grantor) Print Name: Timothy P Deegan Address: 5318 Nolan Drive City: Minetonka State: MN Zip: 55439 ECOMPANY/PERSON REQUESTING RECORDING	DECLARATION OF VALUE	
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result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Beyer and Seller shall be jointly and severally liable for any additional amount owed. Signature	supported by documentation if called upon to subs	tantiate the information provided herein. Furthermore, the
Pursuant to NRS 375.030, the Bayer and Seller shall be jointly and severally liable for any additional amount owed. Signature Seller (Grantor) Capacity Buyer (Grantee) SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Timothy P Deegan Print Name: Laurie A Deegan Address: 5318 Nolan Drive City: Edina City: Minnetonka State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING		
Signature Capacity Seller (Grantor) Capacity Buyer (Grantee) SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Timothy P Deegan Address: 6501 Tingdale Ave City: Edina State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING	result in a penalty of 10% of the tax due plus interest	est at 1% per month.
Signature Capacity Seller (Grantor) Capacity Buyer (Grantee) SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Timothy P Deegan Address: 6501 Tingdale Ave City: Edina State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING		
Signature Capacity Buyer (Grantee) SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Timothy P Deegan Address: 6501 Tingdale Ave City: Edina State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Laurie A Deegan Address: 5318 Nolan Drive City: Minnetonka State: MN Zip: 55343	Pursuant to NRS 375.030, the Buyer and Seller shall be j	jointly and severally liable for any additional amount owed.
Signature Signature Capacity Buyer (Grantee) BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Timothy P Deegan Address: 6501 Tingdale Ave City: Edina State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING	Signature	Capacity Seller (Grantor)
SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Timothy P Deegan Address: 6501 Tingdale Ave City: Edina State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Laurie A Deegan Address: 5318 Nolan Drive City: Minnetonka State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING	Signature	Capacity
SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Timothy P Deegan Address: 6501 Tingdale Ave City: Edina State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Laurie A Deegan Address: 5318 Nolan Drive City: Minnetonka State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING	Signature Act 1 CO 1 1 1000	Capacity Buyer (Grantee)
(REQUIRED) Print Name: Timothy P Deegan Print Name: Laurie A Deegan Address: 6501 Tingdale Ave Address: 5318 Nolan Drive City: Edina City: Minnetonka State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING	Signature	Cubicity
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Print Name: Timothy P Deegan Address: 6501 Tingdale Ave City: Edina State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING		
Address: 6501 Tingdale Ave Address: 5318 Nolan Drive City: Edina City: Minnetonka State: MN Zip: 55439 COMPANY/PERSON REQUESTING RECORDING		` - ,
City: Edina City: Minnetonka State: MN Zip: 55439 State: MN Zip: 55343 COMPANY/PERSON REQUESTING RECORDING	Print Name: Timothy P Deegan	
State: MN Zip: 55439 State: MN Zip: 55343 COMPANY/PERSON REQUESTING RECORDING	Address: 6501 Tingdale Ave	
COMPANY/PERSON REQUESTING RECORDING		
	State: MN Zip: 55439	State: MN Zip: <u>55343</u>
	COMPANY/DEDGON DECLIESTING DECORDING	
LEGGINEGA IT MOT THO COURT OF DIVINE	(required if not the seller or buyer)	
	Print Name:	Escrow #
	Address:	25010 H II
		Zip:
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		