

**Prepared By and Return To:**

Rodgers & Lee Title Company LLC  
1717 Boyd's Creek Highway Ste. 102A  
Seymour, TN. 37865

**Mail Tax Statements To:**

The Lodge at Kingsbury Crossing  
133 Deer Run Ct.  
Stateline, NV. 89449

A portion of  
APN# 1318-26-101-006

KINGSBURY CROSSING  
GRANT, BARGAIN, AND SALE DEED

Interval Number: 420924A

HOA Number: 479970992

Season: X High \_\_\_\_\_ Low

Use: Annual

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CURTIS TORGERSON & BRENDA TORGERSON, HUSBAND AND WIFE, whose address is 9880 76<sup>th</sup> Street NW, Tioga, ND. 58852, does hereby grant, bargain, sell and convey unto

JESUS SANROMAN

as AN INDIVIDUAL AS SOLE AND SEPARATE PROPERTY

whose address is 409 N. Bernal Drive, Brownsville, TX. 78521, hereinafter referred to as the Grantee(s), the following described real property situated in the county of Douglas, State of Nevada:

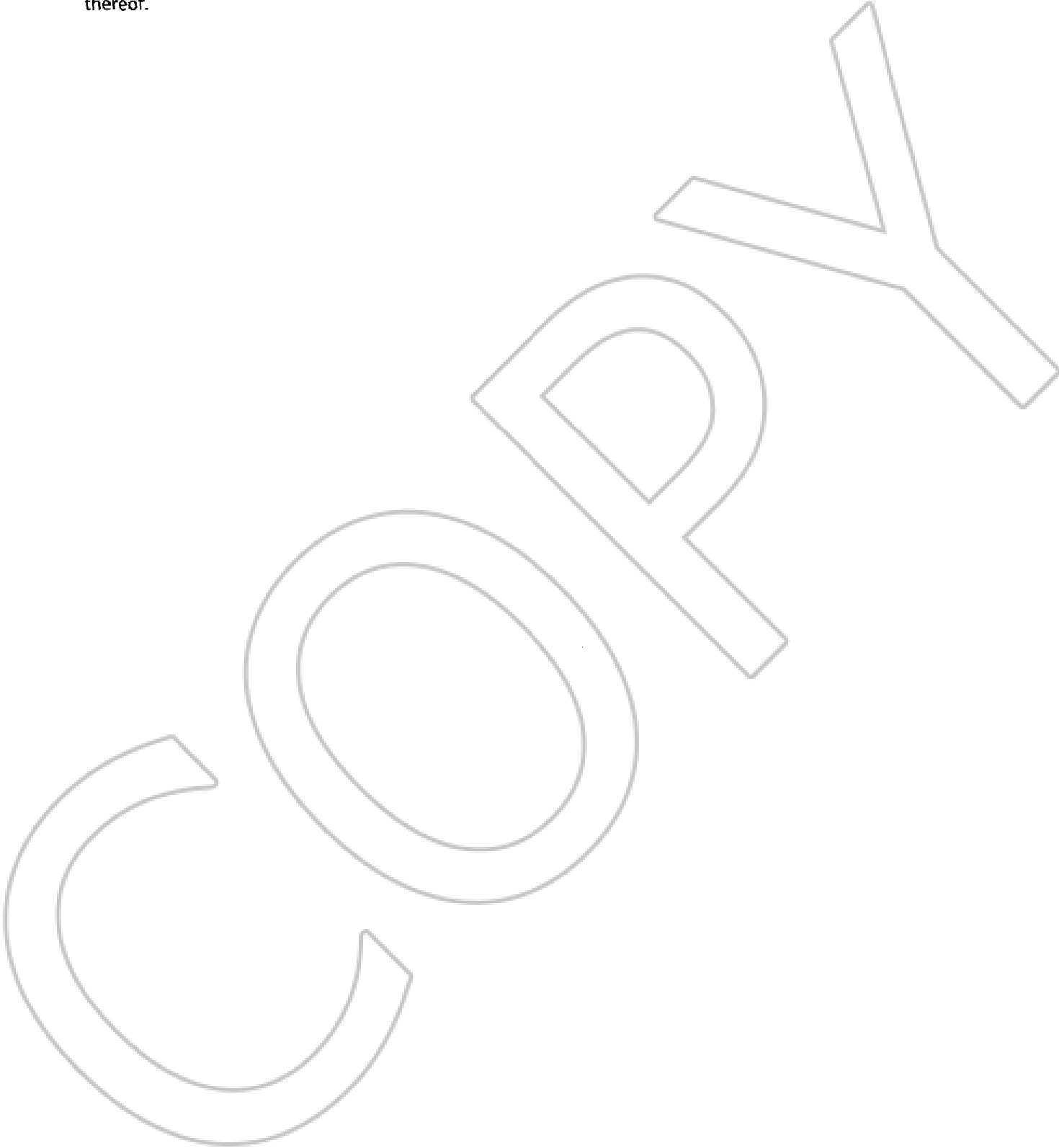
All of the property described on Exhibit "A" hereto, incorporate herein by this reference (the "Property")

**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 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.

Title to the property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof.



WITNESSES:

Grantor(s) Signature is attested by these witnesses who are not the Grantor(s). The Notary may also sign as one Witness.

Jackie Scherr

Witness Signature (1)

Jackie Scherr

Witness Print Name (1)

Debra K Mc Clelland

Witness Signature (2)

Debra K. McClelland

Witness Print Name (2)

Jackie Scherr

Witness Signature (1)

Jackie Scherr

Witness Print Name (1)

Debra K Mc Clelland

Witness Signature (2)

Debra K McClelland

Witness Print Name (2)

STATE: North Dakota

COUNTY: Williams

On this 26<sup>th</sup> day of July, 2018 before me, Valleri Beasley Notary Public, personally appeared Curtis Torgerson and Brenda Torgerson personally known to me (or 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 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.

Valleri Beasley

Notary Signature

Valleri Beasley

Print Notary Name

October 03 2019

My Commission Expires

Brenda M Torgerson

Brenda Torgerson (Grantor)

Curtis Torgerson

Curtis Torgerson (Grantor)

Press Notarial Seal/Stamp Here

VALLERI BEASLEY  
Notary Public  
STATE OF NORTH DAKOTA  
My Commission Expires  
October 03, 2019

KINGSBURY CROSSING  
DEED

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#2641

**INTERVAL NUMBER: 420924A**  
**HOA NUMBER: 479970992**  
**SEASON: 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 DOCUMENT NO. 17578.

EXCEPT FROM THE PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PRAGRAPHS 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 GRAND SAID EASEMENTS TO OTHERS.

ALSO EXCEPTHIGN 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 REGULATONS", 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 ARE APPURTENAT TO THE INTERESTS DESCRIBED IN PARCELS A AND B UNDER THE DECLARATION AND BYLAWS OF THE ASSOCIATION.

EXHIBIT "A"

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**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 ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 500.00  
 d. Real Property Transfer Tax Due \$ 1.95

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 Rachel Bileys Capacity: Agent  
 Signature Rachel Bileys Capacity: Agent

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Curtis Torgerson & Brenda Torgerson  
 Address: 9880 76th Street NW.  
 City: Tioga  
 State: ND Zip: 58852

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Jesus SanRoman  
 Address: 409 N. Bernal Drive  
 City: Brownsville  
 State: TX Zip: 78521

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Rodgers & Lee Title Company LLC Escrow # \_\_\_\_\_  
 Address: 177 Bards Creek Hwy Ste 102A  
 City: Seymour State: TN Zip: 37865