

DOUGLAS COUNTY, NV

2018-922540

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

11/21/2018 08:43 AM

TRICOM MANAGEMENT, INC.

KAREN ELLISON, RECORDER

APN: 1318-26-101-006

RPTT: \$1.95

WHEN RECORDED MAIL TO:

Kingsbury Crossing Owners Association  
4025 E. La Palma Ave., Suite 101  
Anaheim, CA 92807

MAIL TAX STATEMENTS TO:

Kingsbury Crossing Owners Association  
133 Deer Run Court  
Stateline, NV 89449

Reference No.: 471210678

4203-21

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## QUITCLAIM DEED

For valuable consideration, receipt of which is hereby acknowledged,

CRAIG D. DUNCAN, A SINGLE MAN, referred to as "Grantor(s)"

hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to

Kingsbury Crossing Owners Association, whose address is 133 Deer Run Court,  
Stateline, NV, referred to as "Grantee(s)"

the real property situated in the County of Douglas, State of Nevada, described on Exhibit  
"A" attached hereto and made a part hereof.

Dated: \_\_\_\_\_

10/31/2018



\_\_\_\_\_  
CRAIG D. DUNCAN

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 CA )

COUNTY OF LOS ANGELES ) SS.

On OCT. 31, 2018, before me, MASOUD MINARAVESH,  
(Notary Public)

Notary Public, personally appeared CRAIG D. DUNCAN, 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 the laws of the State of CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

Identification used CA DRIVER LICENSE



**EXHIBIT "A"**  
**Legal Description**

The land situated in the State of Nevada, County of Douglas, and described as follows:

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST as tenant in common in the following described real property:

A portion of the North one-half (½) of the Northwest one-quarter (¼) 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.

Except 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 the 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 LOW season 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.

**CC&R/Interval #: 4203-21**

