

DOUGLAS COUNTY, NV

2018-923805

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

12/21/2018 08:19 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.: 470855261

4306-51

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## QUITCLAIM DEED

For valuable consideration, receipt of which is hereby acknowledged,

ELEANOR WATSON, WHO ACQUIRED TITLE AS ELEANOR A. GAUDREAU, A MARRIED WOMAN, AND SKYE WATSON, HUSBAND OF ELEANOR WATSON WHO JOINS IN THIS CONVEYANCE TO RELEASE ALL HIS RIGHT, TITLE AND INTEREST, COMMUNITY OR OTHERWISE, IF ANY, TO THE HEREIN DESCRIBED PROPERTY, 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: 12-3-2018

*Eleanor Watson*

ELEANOR WATSON, WHO ACQUIRED TITLE AS ELEANOR A. GAUDREAU

*Skye Watson*

SKYE WATSON

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 Mississippi )  
COUNTY OF Chickasaw ) SS.

On December 4, 2018, before me, Amanda Blissard,  
(Notary Public)

Notary Public, personally appeared **ELEANOR WATSON and SKYE WATSON**, 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 Mississippi that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Amanda Blissard

Identification used MSDL# 802864685



**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 ( $\frac{1}{2}$ ) of the Northwest one-quarter ( $\frac{1}{4}$ ) 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 HIGH 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 #: 4306-51**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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  
 Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 500.00  
 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 *JAM AM* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Eleanor & Skye Watson  
 Address: P.O. Box 105  
 City: Vardaman  
 State: MS Zip: 38878

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Kingsbury Crossing Owners Assn.  
 Address: 133 Deer Run Court  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Tricom Management, Inc. Escrow #: 470855261  
 Address: 4025 E. La Palma Ave., Suite 101  
 City: Anaheim State: CA Zip: 92807