

DOUGLAS COUNTY, NV

2019-925360

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=2

02/04/2019 11:31 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

APN: 1318-26-101-006

MAIL TAX STATEMENTS TO:
Kingsbury Crossing Owners Association
4025 E. LA PALMA AVE STE 101
ANAHEIM, CA 92807

Recording requested by:
Paul Mastrolia

Return To:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

Account # 470950443

GRANT, BARGAIN AND SALE DEED
KINGSBURY CROSSING

Date of Instrument: 1-24-2019

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **Paul Mastrolia, A Married Man as His Sole and Separate Property**, (hereinafter "Grantor") whose mailing address is: 260 Victoria Street, Unit E-5, Costa Mesa, California 92627, hereby grants to **Charles M. Butler, Jr., A Single Man**, (hereinafter "Grantee") whose mailing address is: 1 Central Street, Havelock, North Carolina 28532, the following described real property in the County of Douglas, State of Nevada:

PARCEL A:

An undivided one-three thousand two hundred and thirteenths (1/3213th) interest as a tenant-in-common in the following described real property (The Real 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. Michaelsen and Walter Cox recorded February 3, 1981, in Book 281, at Page 172, Official Records, 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. Michaelsen and Walter Cox, recorded February 10, 1978, in Book 278, Page 591 of Official Records, Douglas County, Nevada, as Document 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" as amended.

Also excepting from the real property and reserving to Kingsbury Crossing Owners' Association, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said 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, of Official Records of

Douglas County, Nevada, as Document No. 78917, 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, Third Amendment to Declaration of Timeshare Use Recorded October 14, 1983 in Book 1083, at Page 2572, as Document No. 89535, Fourth Amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at Page 3987, of Official Records of Douglas County, Nevada, as Document No. 161309, Fifth Amendment to Declaration of Timeshare Use recorded November 30, 1987, in Book 1187, of Official Records at Page 3946, Douglas County, Nevada, as Document No. 159336, and Sixth Amendment to Declaration of Timeshare Use recorded March 25, 1996, in Book 396, of Official Records at Page 3827, Douglas County, Nevada, as Document No. 383937 ("Declaration"), during a "Use Period" with 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. The effect of that certain document entitled "Second Amendment to the By-Laws of Kingsbury Crossing Owners' Association", recorded March 25, 1996, in Book 396, Page 3817, of Official Records, and "Third Amendment to the By-Laws of Kingsbury Crossing Owners' Association", recorded March 25, 1996, in Book 396, Page 3822, of Official Records.

Derivation: This being the same property conveyed to Grantor by Deed recorded January 7, 2002 as Document Number 0531684 in Book 0102, Page 1250 in the Official Records of Douglas County, Nevada.

Subject to all covenants, conditions, restrictions, limitations, easements, rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year written below.

Paul Mastrolia
Paul Mastrolia, Grantor

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 CALIFORNIA

COUNTY OF ORANGE

On Jan 24, 2019 before me, Evelyn Suarez, Notary Public, personally appeared **Paul Mastrolia**, 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.

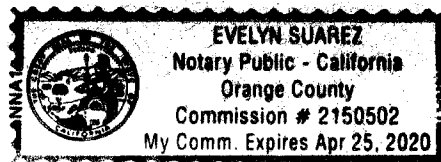
I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Evelyn Suarez
Notary Public signature

Evelyn Suarez
Notary printed name

My commission expires: Apr 25, 2020



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1318-26-101-006
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input checked="" type="checkbox"/>	Other : Timeshare		

FOR RECORDERS OPTIONAL USE ONLY	
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: _____ %

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 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 *Paul Mastrolia* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Paul Mastrolia
 Address: 260 Victoria Street, Unit E-5
 City: Costa Mesa
 State: CA Zip: 92627

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Charles M. Butler, Jr.
 Address: 1 Central Street
 City: Havelock
 State: NC Zip: 28532

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ready Legal Support Inc Escrow # NA
 Address: 4513 Hwy 129 North
 City: Cleveland State: GA Zip: 30528

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)