

**Prepared By and After Recording Return To:**      )  
U.S. Consumer Attorneys, P.A.      )  
1300 North Johnson Avenue, Suite 107      )  
El Cajon, California 92020      )  
**After Recording Send Tax Statements To:**      )  
Centurion Resorts Corporation      )  
3015 N. Ocean Blvd #121      )  
Ft. Lauderdale, Florida 33308      )

APN# 1318-26-101-006

## QUIT CLAIM DEED

**BE IT KNOWN BY ALL**, that Robert Columbia and Sandy Columbia, Husband and Wife, ("Grantor") whose address is 1100 Linda St., #C207, Fort Morgan, CO 80701 hereby **REMISE, RELEASE AND FOREVER QUITCLAIM TO** James Troy Hammonds ("Grantee"), whose address is 6644 Radio Dr., San Diego, CA 92114 all right, title, interest and claim to the following real estate property located in the County of Douglas and State of Nevada, to-wit:

**SEE EXHIBIT "A"  
LEGAL DESCRIPTION ATTACHED**

This being the same land and premises which became vested in the grantor by deed dated October 10, 2006 from CENTURION RESORTS CORPORATION and recorded in Deed Book 0807 and Page 00025 on August 1, 2007.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.



Adriana Cano

(Witness Printed Name)

*[Handwritten Signature]*

(Witness Signature)

Ciera Galvin

(Witness Printed Name)

*[Handwritten Signature]*

(Witness Signature)

J.T. HAMMONDS

(Grantee's Printed Name)

*[Handwritten Signature]*

(Grantee's Signature)

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

)  
) SS.  
)

The foregoing Quit Claim Deed was acknowledged before me \_\_\_\_\_ by James Troy Hammonds, who is personally known to me \_\_\_\_\_ a valid driver's license and/or passport as identification, and such \_\_\_\_\_ dated aforementioned instrument of his/her/their free and voluntary \_\_\_\_\_

**CALIFORNIA APPROVED  
ALL-PURPOSE NOTARY ACKNOWLEDGEMENT  
ATTACHED**

IN WITNESS WHEREOF, I, \_\_\_\_\_, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Signature of Notary)

\_\_\_\_\_  
(Printed Notary Name)

My Commission expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

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 San Diego,

On December 14, 2018 before me, JESSICA ASHLEY GREEN, Notary Public, personally appeared JAMES TROY HAMMONDS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or entity upon behalf of which the person 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.

Jessica green  
Signature

(seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**KINGSBURY CROSSING**

#2130

INTERVAL NUMBER: 310739A

HOA NUMBER: 478803521

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.

EXCEPTING FROM THE 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 (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 GRANT SAID EASEMENTS TO OTHERS.

ALSO EXCEPTING 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 REGULATIONS", 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 APPURTENANT TO THE INTERESTS DESCRIBED IN PARCELS A AND B UNDER THE DECLARATION AND BYLAWS OF THE ASSOCIATION.

**EXHIBIT "A"**

**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  
 Other **TIMESHARE PROPERTY**

**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: \_\_\_\_\_ %  
 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: [Handwritten Signature] Capacity: GRANTOR Robert L. Columbia  
 Signature: [Handwritten Signature] Capacity: GRANTEE Sandra L. Columbia

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Robert & Sandy Columbia  
 Address: 1100 Linda St #C207  
 City: Fort Morgan  
 State: CO Zip: 80701

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: James Troy Hammonds  
 Address: 6644 Radio Dr.  
 City: San Diego  
 State: CA Zip: 92114

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: US Consumer Attorneys Escrow # N/A  
 Address: 1300 N. Johnson Ave., Suite 107  
 City: El Cajon State: CA Zip: 92020