

DOUGLAS COUNTY, NV **2019-932799**
RPTT:\$218.40 Rec:\$35.00
\$253.40 Pgs=7 **07/31/2019 08:07 AM**
FIRST AMERICAN - NVOD LAS VEGAS
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY AND RETURN TO:
First American Title Insurance Company
WHEN RECORDED RETURN TO AND
MAIL TAX STATEMENTS TO:
**Kingsbury Crossing Owners Association, a Nevada
nonstock, nonprofit corporation
4025 E. La Palma Avenue, Ste 101
Anaheim, CA
92807**

A.P.N.: (SEE SCHEDULE 1)
Batch ID: Foreclosure HOA 87791-KCOA2-HOA
Contract No.: (See Schedule "1")

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee Herein **WAS** The Foreclosing Beneficiary.
- 2) The Amount of The Unpaid Debt together with costs was **(See Schedule "1")**
- 3) The Amount Paid By The Grantee at the trustee sale was **(See Schedule "1")**
- 4) The documentary transfer tax is **(See Schedule "1")**
- 5) Said Property Is In The City of **Stateline**

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation (herein called Trustee), as the duly appointed Trustee under the Notice of Delinquent Assessment hereinafter described, does hereby **GRANT** and **CONVEY**, but without warranty, express or implied, to **Kingsbury Crossing Owners Association, a Nevada nonstock, nonprofit corporation** (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **Douglas**, State of **Nevada**, described on **Exhibit "A"**

RECITALS: This conveyance is made PURSUANT TO THE AUTHORITY AND POWERS GRANTED TO ASSOCIATION CLAIMANT AND CONFERRED UPON APPOINTED TRUSTEE BY THE PROVISIONS OF THE Declaration recorded **02/16/1983**, recording reference **Document No. 76233**, County of **Douglas** and pursuant to N.R.S. 117.070 et seq. or N.R.S. 116.3115 et seq. and N.R.S. 116.3116 through 116.31168 et seq. and that certain Notice of Delinquent Assessment ("Lien") recorded **(See Schedule "1")** as recording reference **(See Schedule "1")** of Official Records of **Douglas** County, Nevada.

The name of the owner(s) of the property is (See Schedule "1").

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **07/26/2019** at the place named in the Notice of Sale, in the County of **Douglas**, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale became the purchaser of said property and paid therefore to said trustee the amount bid of (See Schedule "1"), in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by said Lien.

Date: **7/30/2019**

First American Title Insurance Company



By: **Janet Castanon, Trustee Sale Officer**


State of NEVADA}

ss

County of CLARK}

On **7/30/2019** before me, **Marissa A. Buckner**, the undersigned Notary Public, personally appeared **Janet Castanon** 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 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.

WITNESS my hand and official seal.

Signature  (Seal)

Marissa A. Buckner
Appt No.: 15-2924-1
Exp Date: 07/06/2023

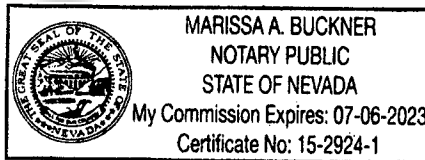


Exhibit "A"

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) 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. 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.

EXCEPTING 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" 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 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, AND AMENDED BY AN INSTRUMENT RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, AS DOCUMENT 78917 AND AGAIN AMENDED BY AN INSTRUMENT RECORDED JULY 20, 1983 IN BOOK 783, AT PAGE 1688 AS DOCUMENT NO. 84425, AND AGAIN AMENDED BY AN INSTRUMENT RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572 AS DOCUMENT NO. 89535, OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE (See Schedule "1") 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.

INTERVAL NO: (See Schedule "1")

Schedule "1"

	Contract No.	Legal Description Variables	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee
1	470211281	Use Period: Annual UDI: 1/3213 Interval No.: 431034 Season: HIGH	ROMAS JASIUKONIS and the unrecorded interest of the spouse of ROMAS JASIUKONIS	03/22/2019; Inst: 2019-926959	\$1,914.58
2	470224902	Use Period: Annual UDI: 1/3213 Interval No.: 320406 Season: HIGH	CHANTILLAE N. SULLIVAN and ROBERT Y. OKAMOTO, Trustee of the ROBERT Y. OKAMOTO AND PEARL S. OKAMOTO REVOCABLE TRUST, dated March 27, 1999	03/22/2019; Inst: 2019-926959	\$2,061.15
3	470243181	Use Period: Annual UDI: 1/3213 Interval No.: 330302 Season: HIGH	ROSELINE R. VICTORINO and the Heirs and or Beneficiaries of the Estate of DAVID W. VICTORINO	03/22/2019; Inst: 2019-926959	\$1,914.58
4	470326012	Use Period: Annual UDI: 1/3213 Interval No.: 320407 Season: HIGH	CHANTILLAE N. SULLIVAN and ROBERT Y. OKAMOTO, Trustee of the ROBERT Y. OKAMOTO AND PEARL S. OKAMOTO REVOCABLE TRUST, dated March 27, 1999	03/22/2019; Inst: 2019-926959	\$2,061.15
5	470534603	Use Period: Annual UDI: 1/3213 Interval No.: 430520 Season: LOW	MONCREE H COLEMAN and LILLIE M COLEMAN	03/22/2019; Inst: 2019-926959	\$1,914.58
6	470554131	Use Period: Annual UDI: 1/3213 Interval No.: 430425 Season: HIGH	PAUL G. EADES and PATRICIA A. EADES	03/22/2019; Inst: 2019-926959	\$1,610.44
7	470554141	Use Period: Annual UDI: 1/3213 Interval No.: 430426 Season: HIGH	PAUL G. EADES and PATRICIA A. EADES	03/22/2019; Inst: 2019-926959	\$1,610.44

Schedule "1"

	Contract No.	Legal Description Variables	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee
8	470656981	Use Period: Annual UDI: 1/3213 Interval No.: 330310 Season: HIGH	DONNA JANE W. VOSLOH	03/22/2019; Inst: 2019-926959	\$1,762.51
9	470940121	Use Period: Annual UDI: 1/3213 Interval No.: 320133 Season: HIGH	MARCELINE MIMS and STACI D. MIMS	03/22/2019; Inst: 2019-926959	\$1,963.50
10	471029942	Use Period: Annual UDI: 1/3213 Interval No.: 320213 Season: HIGH	TIMESHARE TRADE INS, LLC	03/22/2019; Inst: 2019-926959	\$2,252.22
11	471030791	Use Period: Annual UDI: 1/3213 Interval No.: 431339 Season: HIGH	RON C. LEWIS	03/22/2019; Inst: 2019-926959	\$2,207.72
12	471036554	Use Period: Annual UDI: 1/3213 Interval No.: 431028 Season: HIGH	MATHIAS P CUISON and TRACY ANN K CUISON	03/22/2019; Inst: 2019-926959	\$2,514.93
13	471056701	Use Period: Annual UDI: 1/3213 Interval No.: 430427 Season: HIGH	UNKNOWN TRUSTEE, as Trustee of the RICHARD W. EADES FAMILY TRUST	03/22/2019; Inst: 2019-926959	\$1,610.44
14	471151793	Use Period: Annual UDI: 1/3213 Interval No.: 330604 Season: HIGH	CLINTON ALEXANDER FLEMMER and BARBARA FLEMMER	03/22/2019; Inst: 2019-926959	\$1,954.51

Schedule "1"

	Contract No.	Legal Description Variables	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee
15	471210821	Use Period: Annual UDI: 1/3213 Interval No.: 320303 Season: HIGH	The Heirs and o Beneficiaries of the Estate of HARMON L MYERS and The Heirs and o Beneficiaries of the Estate of EDITH H MYERS	03/22/2019; Inst: 2019-926959	\$2,061.15
16	471211321	Use Period: Annual UDI: 1/3213 Interval No.: 430604 Season: HIGH	STEVEN A FORTIER and CAROLYN R FORTIER	03/22/2019; Inst: 2019-926959	\$1,987.86
17	471212162	Use Period: Annual UDI: 1/3213 Interval No.: 331144 Season: LOW	MARCUS NEITHERCUTT and JANICE NEITHERCUTT	03/22/2019; Inst: 2019-926959	\$1,762.52
18	471223561	Use Period: Annual UDI: 1/3213 Interval No.: 320110 Season: HIGH	GARY L. MELNIK and BRENDA JO MELNIK	03/22/2019; Inst: 2019-926959	\$2,354.28
19	471223633	Use Period: Annual UDI: 1/3213 Interval No.: 421306 Season: HIGH	BRIAN COOK and ANN COOK	03/22/2019; Inst: 2019-926959	\$1,927.89
20	471238092	Use Period: Annual UDI: 1/3213 Interval No.: 321017 Season: HIGH	JAY SILVERMAN and the unrecorded interest of the spouse of JAY SILVERMAN	03/22/2019; Inst: 2019-926959	\$2,340.97
21	478803633	Use Period: Annual UDI: 1/3213 Interval No.: 410432 Season: HIGH	CLINT V. KUHL	03/22/2019; Inst: 2019-926959	\$1,748.69

Schedule "1"

	Contract No.	Legal Description Variables	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee
22	478804532	Use Period: Annual UDI: 1/3213 Interval No.: 310134 Season: HIGH	JEROD D BLANTON and AUDREY BLANTON	03/22/2019; Inst: 2019-926959	\$2,072.83
23	478804542	Use Period: Annual UDI: 1/3213 Interval No.: 310135 Season: HIGH	LAURA CONTI and JOHN CONTI	03/22/2019; Inst: 2019-926959	\$1,762.50
24	478805483	Use Period: Annual UDI: 1/3213 Interval No.: 310450 Season: HIGH	TIMESHARE TRADE INS, LLC	03/22/2019; Inst: 2019-926959	\$2,061.15
25	478806212	Use Period: Annual UDI: 1/3213 Interval No.: 310331 Season: HIGH	SAMUEL LEE TOLES and PATRICIA LYNN TOLES	03/22/2019; Inst: 2019-926959	\$4,589.50
26	478806303	Use Period: Annual UDI: 1/3213 Interval No.: 310340 Season: HIGH	MARINA BAY AND MIDLER SERVICES LLC, A LIMITED LIABILITY COMPANY	03/22/2019; Inst: 2019-926959	\$2,047.83
27	479934586	Use Period: Annual UDI: 1/3213 Interval No.: 320618 Season: LOW	JUDITH E. GREENBURG and MICHAEL E WATERS JR	03/22/2019; Inst: 2019-926959	\$1,927.90
	Total:				\$55,997.82

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-26-101-006
 b) _____
 c) _____

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$ 55,997.82
 b) Deed in Lieu of Foreclosure Only (value of property) (_____)
 c) Transfer Tax Value: \$ 55,997.82
 d) Real Property Transfer Tax Due \$ 218.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature] Capacity: AGENT
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: First American Title Insurance Co
 Address: 400 S. Rampart Blvd., Suite 290
 City: Las Vegas
 State: NV Zip: 89145

Print Name: Owners Association
 Address: 4025 E. La Palma Avenue, Ste 101
 City: Anaheim
 State: CA Zip: 92807

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

Print Name: First American Title Insurance Co. File Number: Foreclosure HOA 87791-KCOA2-HOA
 Address: 400 S. Rampart Blvd., Suite 290
 City: Las Vegas State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)