



KAREN ELLISON, RECORDER

E07

APN: A ptn of 1318-26-101-006

Return document to:  
Michelle & Kevin Gastonguay  
7797 Corneta Court  
Sparks, NV 98436  
(775) 424-1925

Mail tax statements to:  
Tricom Management, Inc.  
4025 E. La Palma Avenue, Suite 101  
Anaheim, CA 92807  
(714) 777-3700

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

**GRANT DEED**

This GRANT DEED, executed this 18th day of November , 2019 , by the grantor,

Kathleen M. Evans Trustee of the James K. McCarthy and Mildred B. McCarthy Nevada Trust, Dated Febuary 12, 1987

for the consideration of \$101.00  
One Hundred and One dollars.  
in hand paid, does hereby grant, bargain, and sell forever to the grantee,

Michelle Gastonguay and Kevin Gastonguay, a married couple as Joint Tenants with Rights of Survivorship.

all right, title, and interest in and to the following real property situated in the County of Douglas , State of Nevada, legally described as:

Kingsbury Crossing Timeshare, High Season, Account # 470918882, Stateline, NV 89449. See Exhibit 'A' attached hereto and by this reference made a part hereof.

Commonly known as: Kingsbury Crossing 133 Deer Run Court Stateline, NV  
Source of title:

Being the same property described in the conveyance recorded July 26th 2007 at Book 0707, Page 9815 as Document # 0706283 in the office of the Recorder of Douglas County, Nevada.

THIS CONVEYANCE is made subject to:

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day first above written.

Signed, sealed and delivered in the presence of:

Kathleen (Kathi) M. Evans  
Signature  
KATHLEEN (KATHI) M. EVANS  
Print name  
GRANTOR/TRUSTEE  
Capacity

\*\*\* \*\*\*\* \*\*  
Signature  
X X Y Y X X X X X X  
Print name  
X X X X X X X X X X  
Capacity

X X X X X X X X  
Signature  
X X X X X X X X  
Print name  
X X X X X X X X  
Capacity

X X X X X X X X X X  
Signature  
X X X X X X X X X X  
Print name  
X X X X X X X X X X  
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Nevada )  
COUNTY OF Washoe )

This instrument was acknowledged before me on the 18<sup>th</sup> day of November,  
2019, by Kathleen McCarthy Evans  
\*\*\* \*\*

Devin Smelser  
Notary Public  
Devin Smelser  
Print name  
My commission expires:  
March 22nd, 2023



**EXHIBIT "A"**

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

An undivided one-three thousand two hundred and thirteenths (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 amended 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; amended by an instrument recorded April 20, 1983, in Book 483, at Page 1021 as Document No. 78917; amended by an instrument recorded July 20, 1983, in Book 783, at Page 1688 as Document No. 84425; amended by an instrument recorded October 14, 1983, in Book 1083, at Page 2572 as Document No. 89535; amended by an instrument recorded August 31, 1987, in Book 887, at Page 3987 as Document No. 161309; amended by an instrument recorded November 30, 1987, in Book 1187, at Page 3946 as Document No. 167429; and amended by an instrument recorded March 25, 1996, in Book 0396, at Page 3827 as Document No. 383937, Official Records of the County of Douglas, State of Nevada ("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 and rights-of-way of record.

A PORTION OF APN: 1318-26-101-006

# Exhibit B

THIS CONVEYANCE is made subject to: All the conditions and restrictions recorded in Book 0707, Page 9815 as document # 0706283 in the office of the recorder of Douglas County Nevada.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day first above written.

Signed, sealed and delivered in the presence of:

Kathleen (Kathi) M. Evans  
Signature  
KATHLEEN (KATHI) M. EVANS  
Print name  
GRANTOR/ TRUSTEE  
Capacity

\* \* \* \* \*  
Signature  
X X X X X X X X X X  
Print name  
X X X X X X X X X X  
Capacity

X X X X X X X X X X  
Signature  
X X X X X X X X X X  
Print name  
X X X X X X X X X X  
Capacity

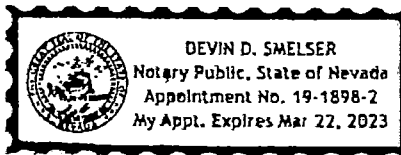
X X X X X X X X X X  
Signature  
X X X X X X X X X X  
Print name  
X X X X X X X X X X  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Nevada )  
COUNTY OF Washoe )

This instrument was acknowledged before me on the 18<sup>th</sup> day of November, 2019, by Kathleen McCarthy Evans  
\* \* \* \* \*

Devin Smelser  
Notary Public  
Devin Smelser  
Print name  
My commission expires:  
March 22nd, 2023



# State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<u>Trust OK BC</u>

1. **Assessor Parcel Number(s)**  
 a) A ptrn of 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other TIMESHARE

3. **Total Value/Sales Price of Property:** \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: #7  
 b. Explain Reason for Exemption: Transfer from trust for no consideration

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 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 Kathleen M. Evans Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Kathleen M. Evans trustee  
 Address: 3154 Banestone Rd  
 City: Sparks  
 State: NV Zip: 89436

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

Print Name: Michelle and Kevin Gastonguay  
 Address: 7797 Cornetta Ct  
 City: Sparks  
 State: NV Zip: 89436

**COMPANY REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_