



KAREN ELLISON, RECORDER

E05

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

**APN# 1318-26-101-006**

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>)

**TITLE OF DOCUMENT  
(DO NOT Abbreviate)**

**GRANT DEED**

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

**Paralegal Service Center of Ramona**

**RETURN TO: Name Paralegal Service Center**

**Address 1039 D Street Suite 9**

**City/State/Zip Ramona CA 92065**

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name Kingsbury Crossing c/o Tricom Management**

**Address 4025 E. La Palma Ave Ste 101**

**City/State/Zip Anaheim, CA92807-1764**

This page provides additional information required by NRS 111.312 Sections 1-2.

APN: 1318-26-101-006

Affix R.P.T.T. \$ 0.00 #5

**RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**

PARALEGAL SERVICE CENTER 1039 D STREET STE 9  
RAMONA CA 92065

**MAIL TAX STATEMENTS TO:**

KINGSBURY CROSSING C/O TRICOM  
MANAGEMENT  
4025 E. LA PALMA AVE STE 101  
ANAHEIM, CA 92807-1764

**GRANT DEED**

That J.P. MARTIN CLINTON and BILLIE WOLFF-CLINTON, who acquired title as BILLIE WOLFF, HUSBAND AND WIFE AS JOINT TENANTS, Grantors, of 5555 Montgomery Dr. Apt. F-202 Santa Rosa CA 95409, for no consideration, the receipt of which is hereby acknowledged,

do hereby Grant and Convey to JAMES CLINTON and CAROLYN CLINTON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP, of 3925 Orchard Drive, San Diego, CA 92107, as Grantees

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hands on

Dec 2, 2019, 2019

J.P. Martin Clinton

J.P. MARTIN CLINTON

Dec 2, 2019, 2019

Billie Wolff-Clinton

BILLIE WOLFF-CLINTON

Billie Wolff  
fka BILLIE WOLFF

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 SONOMA

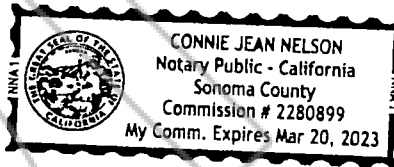
On Dec. 2, 2019, before me, Connie Jean Nelson, Notary Public, personally appeared J.P. Martin Clinton who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

Signature: \_\_\_\_\_

Connie Jean Nelson  
Connie Jean Nelson



## ACKNOWLEDGMENT

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 Sonoma

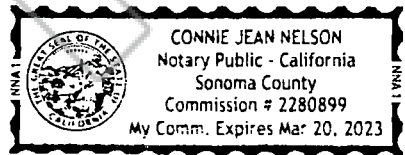
On December 2, 2019 before me, Connie Jean Nelson, Notary Public  
(insert name and title of the officer)

personally appeared Billie Wolff-Clinson,  
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.

Signature Connie Jean Nelson (Seal)



**EXHIBIT "A"**

**KINGSBURY CROSSING – LEGAL DESCRIPTION**

**INTERVAL NUMBER: 6803-0787**

**HOA NUMBER: 2322**

**SEASON: HIGH**

**USE: ANNUAL**

**ACCOUNT NUMBER: 471123221**

**The following described real property in the County of Douglas, State of Nevada, and is more particularly described as follows:**

**PARCEL A:**

An UNDIVIDED "ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTHS (1/3213) INTEREST ASA 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 MAP 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 OF JOHN E. MICHAELSON 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 AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AND SUBSEQUENT AGREEMENTS 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 NON-EXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH ALL SINGULAR TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING.

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
  - i)  Other Timeshare

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \$0.00
- Real Property Transfer Tax Due: \$ \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 5
  - b. Explain Reason for Exemption: INTRA FAMILY PARENT CHILD TRANSFER WITH NO CONSIDERATION. GIFT TRANSFER.

5. Partial Interest: Percentage being transferred: 100.0 %

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 J.P. Martin Clinton Capacity GRANTOR

Signature James Clinton Capacity GRANTEE

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: J.P. MARTIN CLINTON  
Address: 5555 MONTGOMERY DR APT F-202  
City: SANTA ROSA  
State: CALIFORNIA Zip: 95409

Print Name: JAMES CLINTON  
Address: 3925 ORCHARD DRIVE  
City: SAN DIEGO  
State: CALIFORNIA Zip: 92107

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HELENE ARMAND PARALEGAL SRV CNT Escrow # N/A  
Address: 1039 D STREET SUITE 9  
City: RAMONA State: CALIFORNIA Zip: 92065

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