



KAREN ELLISON, RECORDER

RECORDING COVER PAGE

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APN# 1318-26-101-006

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

TITLE OF DOCUMENT

(DO NOT Abbreviate)

GRANT, BARGAIN AND SALE 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.

To print this document properly, do not use page scaling.

P:\Common\FORMS & NOTICES\Cover Page Template Oct2017

APN: 1318-26-101-006

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

**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, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That EDWARD GREENWAY, KIM SCHELLINGER,
and KEVIN GREENWAY, ALL AS JOINT TENANTS, Grantors, of 65 Laurie Lea,
Williamsville, NY 14221, for ~~no~~ consideration, the receipt of which is hereby acknowledged,
^{of \$500.00}

do hereby Grant, Bargain, Sell and Convey to EDWARD GREENWAY and MICHELLE
GREENWAY, Husband and Wife, CHELSEA GREENWAY, COLIN GREENWAY and
HEATHER GREENWAY, ALL AS JOINT TENANTS WITH RIGHTS OF
SURVIVORSHIP, of 65 Laurie Lea, Williamsville, NY 14221, 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

August 28, 2020

Edward W. Greenway
EDWARD GREENWAY

August 28, 2020

Kim Schellinger
KIM SCHELLINGER

Kevin Greenway
KEVIN GREENWAY

NEW YORK STATE ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss:
COUNTY OF Eric)

On the 28th day of August , in the year 2020, before me, the undersigned Notary Public, personally appeared Kim Schellinger , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal.

 Lynn Carey
Signature of Notary Public

LYNN CAREY
Notary Public - State of New York
No 01CA6324001
Qualified in Erie County
My Commission Expires April 27, 2023

Seal

NEW YORK STATE ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss:
COUNTY OF Eric)

On the 28th day of August, in the year 2020, before me, the undersigned Notary Public, personally appeared Kevin Greenway, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lynn Carey
Signature of Notary Public

LYNN CAREY
Notary Public - State of New York
No 01CA6324801
Qualified in Erie County
My Commission Expires April 27, 2023

Seal

NEW YORK STATE ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss:
COUNTY OF Erie)

On the 28th day of August, in the year 2020, before me, the undersigned Notary Public, personally appeared Edward Greenway, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lynn Carney
Signature of Notary Public

LYNN CARRY
Notary Public - State of New York
No 91CA6324801
Qualified in Erie County
My Commission Expires April 27, 2023

Seal

EXHIBIT "A"

KINGSBURY CROSSING – LEGAL DESCRIPTION

The land referred to herein is situated in the

STATE OF NEVADA

COUNTY OF DOUGLAS

and is described as follows:

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. MICHELSON AND WALTER COX, RECORDED FEBRUARY 03, 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. MICHELSON 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. 084425 (“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.

Interval No.: 4307-49

APN: 1318-26-101-006

COPY

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 Condo

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
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: 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 Edward W. Greenway Capacity GRANTOR

Signature Edward W. Greenway Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: EDWARD GREENWAY
Address: 65 LAURIE LEA
City: WILLIAMSVILLE
State: NEW YORK Zip: 14221

Print Name: EDWARD GREENWAY
Address: 65 LAURIE LEA
City: WILLIAMSVILLE
State: NEW YORK Zip: 14221

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)