

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

The Law Firm of Gina B. Leguria
819 17th Street
Modesto, CA 95354



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENT TO:

KAREN K. KINGSBURY
1724 Chartwell PL
Modesto, CA 95355

GRANT, BARGIN, SALE DEED

THIS INDENTURE, made this 5th day of January, 2021 between KAREN KINGSBURY, Grantor, and KAREN KINGSBURY, Trustee of the Karen Kingsbury Trust

Without WITNESSETH:

The Grantor, in consideration for the sum of ~~ONE DOLLAR (\$1)~~, lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversions, remainder and remainder, rents, issues and profit thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded on September 23, 1998 in Book 998 at Page 4404 as Document Number 449993 Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all singular the premises, together with the appurtenances, unto the said Grantee and Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Karen Kingsbury
Grantor

APN 17-017-03-01
A portion of APN 017-212-050

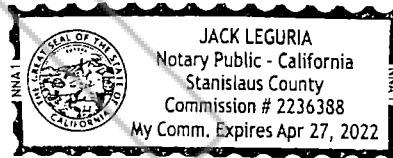
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS

On 1-5-2021, 2021, before me, Jack Leguria, Notary Public, personally appeared KAREN K. KINGSBURY, 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 Jack Leguria (Seal)

EXHIBIT A

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/1071st interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL F: A parcel of land located within a portion of the West one-half of the Northeast one-quarter (W 1/2 NE 1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937; thence South 57°32'32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80°00'00" East, 93.93 feet; thence North 35°00'00" East, 22.55 feet; thence North 10°00'00" West, 92.59 feet; thence North 80°00'00" East, 72.46 feet; thence South 10°00'00" East, 181.00 feet; thence South 80°00'00" West, 182.33 feet; thence North 10°00'00" West, 72.46 feet to the POINT OF BEGINNING.

(Reference is made to Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded on September 17, 1998 in Book 998, at Page 3261, as Document No. 449576.)

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265 and 0489959, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a DELUXE UNIT each year in accordance with said Declaration.

A Portion of APN 17-212-05

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument#: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - A

- 1. Assessor Parcel Number (s)**
 (a) 017-017-03-01
 (b) 017-212-050 portion interest
 (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

3. Total Value/Sales Price of Property:
 Deed in Lieu of Foreclosure Only (value of property) \$ _____ without consideration
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7 without consideration
 b. Explain Reason for Exemption: A transfer to a trust without consideration.

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 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: Attorney for Karen Kingsbury
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Karen Kingsbury
 Address: 1724 Chestwell Pl
 City: Model 40
 State: CA Zip: 95355

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: _____
 Address: same
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: The Law Firm of Gina Leguna Escrow # _____
 Address: 819 17th St
 City: Model 40 State: CA Zip: 95354