

A portion of APN: 1318-26-101-006  
R.P.T.T. is \$1.95

Mail tax statements to:

Kingsbury Crossing  
113 Dear Run Court  
PO Box 6600  
Stateline, NV 89449

Prepared by and return to:

Susie Bell  
Timeshare Closings for Less, Inc.  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32726

### **KINGSBURY CROSSING GRANT, BARAIN, AND SALE DEED**

This deed is made and executed on April 28, 2021 by and between William C. Duke and Deborah L. Duke, husband and wife (hereinafter referred to as "Grantor"), whose mailing address is 237 Longspur Drive, Rio Vista, CA 94571 and Alan D. Alunan and Virginia G. Veneracion-Alunan, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 3481 Eaton Drive, Roseville, CA 95661.

WITNESSETH: That the Grantor, for and in consideration of One Hundred One Dollars (\$101.00), does hereby grant, bargain, sell, release, and convey unto the Grantee, all interest in that certain property located in the county of Douglas, State of Nevada 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. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document Number 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 Number 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.

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 Number 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 Number 84425, and again amended by an instrument recorded October 14, 1983 in Book 1083 at page 2572 as Document Number 89535, and again amended by instrument recorded August 31, 1987 in Book 887 at page 3987 as Document Number 161309 and as amended again and recorded November 30, 1987, in Book 1187 at Page 3946 as Document Number 159336 and as amended again and recorded on March 25, 1996 in Book 396 at Page 3827 as Document Number 383937 in Official Records of County of Douglas, State of Nevada ("Declaration"), during a "Use Period", within the

**High Season** with 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. The effect of that certain document entitled "Second Amendment to the By-Laws of Kingsbury Crossing Owners' Association", recorded March 25, 1996, in Book 396, Page 3817, of Official Records, and "Third Amendment to the Laws of Kingsbury Crossing Owners' Association", recorded March 25, 1996, in Book 396, Page 3822, of Official Records.

Subject to all covenants, conditions limitations, easements, rights and rights of way of record.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written above.

William C Duke  
William C. Duke

Deborah L. Duke  
Deborah L. Duke

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

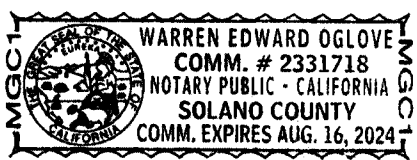
COUNTY OF Solano

On April 28, 2021, 2021 before me Warren Edward Oglove, a notary public, personally appeared William C. Duke and Deborah L. Duke, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State noted above that the foregoing paragraph is true and correct.

(Seal Below)

Witness my hand and official seal.  
Warren Edward Oglove  
Notary Signature



COPY

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) portion APN: 1318-26-101-006
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |  |                        |                             |                 |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land            | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse           | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.             | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural           | h) <input type="checkbox"/> | Mobile Home     |
| i) <input checked="" type="checkbox"/> | Other <u>Timeshare</u> |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

**3. Total Value/Sales Price of Property:**

	\$	<u>101.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$	<u>0</u>
Transfer Tax Value:	\$	_____
Real Property Transfer Tax Due:	\$	<u>1.95</u> <u>101.00</u>

**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 %

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 Susan Bon Capacity title agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: William C. Duke  
 Address: 237 Longspur Drive  
 City: Rio Vista  
 State: CA Zip: 94571

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Alan D. Alunan  
 Address: 3481 Eaton Drive  
 City: Roseville  
 State: CA Zip: 95661

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Timeshare Closings for Less Inc. Escrow # \_\_\_\_\_  
 Address: 1540 International Parkway Suite 2000  
 City: Lake Mary State: FL Zip: 32746