

A.P.N.: 1318-26-101-006

File No: 478804882

R.P.T.T.: \$1.95

When Recorded Mail To: Mail Tax Statements To:  
Kingsbury Crossing Owners Association  
133 Deer Run Ct  
Stateline, NV 89449

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

RIGOBERTO POSADA and DAYSI POSADA, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Kingsbury Crossing Owners Association, a Nevada nonstock, nonprofit corporation

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

**AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST as tenant in common in the following described real property:**

**A portion of the North one-half (1/2) of the Northwest one-quarter (1/4) 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.**

**Except 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" and subsequent amendments 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**

Date: 06/11/2021

*Rigoberto Posada*  
RIGOBERTO POSADA

*Daysi Posada*  
DAYSI POSADA

STATE OF *Virginia* )  
COUNTY OF *Fairfax* ) :ss.

**VALESKA DEL CARMEN PINZON**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JULY 31, 2025  
COMMISSION # 7911675

This instrument was acknowledged before me on this:  
19 day of June, 2021

By: **RIGOBERTO POSADA and DAYSI POSADA**

*Valeaska Del Carmen Pinzon*  
Notary Public

(My commission expires: July 31, 2025)

**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

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$500.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$500.00  
 d) Real Property Transfer Tax Due \$1.95

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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 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: *R. Posada*  
 Signature: *Daysi Posada*

Capacity: SELLER  
 Capacity: SELLER

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

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

Print Name: RIGOBERTO POSADA and DAYSI POSADA  
 Address: 7417 GARY ST  
 City: SPRINGFIELD  
 State: VA      Zip: 22150

Print Name: Kingsbury Crossing Owners Association, a Nevada nonstock, nonprofit corporation  
 Address: 133 Deer Run Ct.  
 City: Stateline  
 State: NV      Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company  
 Address: 400 South Rampart Blvd., Suite 290  
 City: Las Vegas

File Number: 478 804882  
 State: NV      Zip: 89145

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