

DOUGLAS COUNTY, NV

2022-987176

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=2

07/12/2022 11:17 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

APN: 1318-26-101-006

MAIL TAX STATEMENTS TO:
Kingsbury Crossing Owners Association
4025 E. LA PALMA AVE STE 101
ANAHEIM, CA 92807

Recording requested by:
Denise Mayer

Return To:
LT Transfers
140 Builders Parkway, Suite A
Cornelia, GA 30531

**GRANT, BARGAIN AND SALE DEED
KINGSBURY CROSSING**

Date of Instrument: June 25, 2022

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **Denise Mayer and Rodney Mayer, Joint Tenants with Right of Survivorship**, (hereinafter "Grantor") whose mailing address is: 2508 Mira Vista Court, Modesto, California 95356, hereby grants to **Steven Kim and Dania Kim, as co-Trustees of The Steven and Dania Kim Timeshare Trust, U/A dated June 1, 2022**, (hereinafter "Grantee") whose mailing address is: 28312 Hawks Ridge Drive, Canyon Country, California 91351, the following described real property in the County of Douglas, State of Nevada:

PARCEL A:

An undivided one-three thousand two hundred and thirteenths (1/3213th) 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, at Page 172, Official Records, 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, Page 591 of Official Records, 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" as amended.

Also excepting from the real property and reserving to Kingsbury Crossing Owners' Association, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said 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, of Official Records of

Douglas County, Nevada, as Document No. 78917, 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, Third Amendment to Declaration of Timeshare Use Recorded October 14, 1983 in Book 1083, at Page 2572, as Document No. 89535, Fourth Amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at Page 3987, of Official Records of Douglas County, Nevada, as Document No. 161309, Fifth Amendment to Declaration of Timeshare Use recorded November 30, 1987, in Book 1187, of Official Records at Page 3946, Douglas County, Nevada, as Document No. 159336, and Sixth Amendment to Declaration of Timeshare Use recorded March 25, 1996, in Book 396, of Official Records at Page 3827, Douglas County, Nevada, as Document No. 383937 ("Declaration"), during a "Use Period" with 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. 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 By-Laws of Kingsbury Crossing Owners' Association", recorded March 25, 1996, in Book 396, Page 3822, of Official Records.

Derivation: This being the same property conveyed to Grantor by Deed recorded November 21, 2006 as Document Number 0689234 in Book 1106, Page 7548 in the Official Records of Douglas County, Nevada.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year written below.

Denise Mayer
Denise Mayer, Grantor

Rodney Mayer
Rodney Mayer, Grantor

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

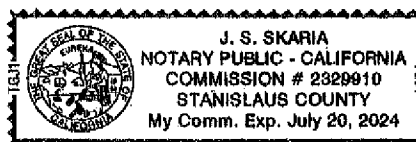
On JUNE 25, 2022 before me, J. S. SKARIA, Notary Public, personally appeared Denise Mayer and Rodney Mayer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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.

J. S. SKARIA
Notary Public signature

J. S. SKARIA, Notary Public
Notary printed name
My commission expires: July 20, 2024



**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
 Other: Timeshare

FOR RECORDERS OPTIONAL USE ONLY
 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 \$ 2.55 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: _____ %

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 [Handwritten Signature] Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Denise Mayer
 Address: 2508 Mira Vista Court
 City: Modesto
 State: CA Zip: 95356

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven Kim
 Address: 28312 Hawks Ridge Drive
 City: Canyon Country
 State: CA Zip: 91351

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ready Legal Support, Inc.
 Address: 140 Builders Parkway, Suite A
 City: Cornelia

Escrow # _____
 State: GA Zip: 30531