

DOUGLAS COUNTY, NV

2022-987646

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=5

07/20/2022 09:32 AM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

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

File No: 470627564

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,

LINDA WAINWRIGHT and PAUL WAINWRIGHT, wife and husband as joint tenants with rights 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

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. 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the HIGH season within 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.

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

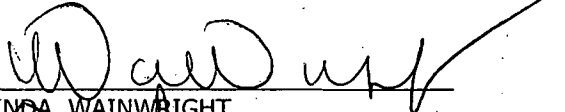
Interval:

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

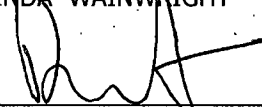
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 07/01/2022



LINDA WAINWRIGHT



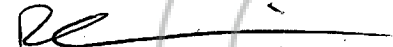
PAUL WAINWRIGHT

TOWN
STATE OF IPSWICH)
COUNTY OF SUFFOLK,)
UNITED KINGDOM)

:SS.

This instrument was acknowledged before me on this:
7TH day of JULY, 2022

By: **LINDA WAINWRIGHT and PAUL WAINWRIGHT**



Notary Public RHIANNON SARAH RUSSELL

(My commission expires: WITH LIFE)



ILLEGIBLE NOTARY SEAL DECLARATION

I certify under penalty of perjury under the laws of the State of Nevada that the notary seal on the document to which this statement is attached reads as follows:

**RHIANNON SARAH RUSSELL
RSR
NOTARY PUBLIC**

Christina Bruno

Signature of person (firm names if any) making verification

Name: Christina Bruno

Date: 07/20/2022

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Country: United Kingdom of Great Britain and Northern Ireland
Pays / País:

This public document

Le présent acte public / El presente documento público

2. Has been signed by

a été signé par
ha sido firmado por
Rhiannon Sarah Russell

3. Acting in the capacity of

agissant en qualité de
quien actúa en calidad de
Notary Public

4. Bears the seal / stamp of

est revêtu du sceau / timbre de
y está revestido del sello / timbre de
The Said Notary Public

Certified

Attesté / Certificado

5. at London **6. the** 11 July 2022
à / en le / el día

7. by Her Majesty's Principal Secretary of State for
par / por Foreign, Commonwealth and Development Affairs

8. Number APO-3072358
sous no / bajo el número

9. Seal / stamp **10. Signature** P. Blay
Sceau / timbre Signature
Sello / timbre Firma



This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

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**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: [Signature]

Capacity: SELLER

Signature: [Signature]

Capacity: SELLER

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

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

Print Name: LINDA WAINWRIGHT and PAUL WAINWRIGHT
 Address: 35 HUMBER DOUCY LN
 City: Ipswich
 State: _____ Zip: IP4 3NR

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)

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

File Number: 470627564
 State: NV Zip: 89145

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