

DOUGLAS COUNTY, NV

2022-988873

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

08/26/2022 11:07 AM

TIMELY ACQUISITIONS LLC

KAREN ELLISON, RECORDER

APN: 1318-26-101-006

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

Exempt: N/A

Recording Requested By:

Anthony L. Brown

Leica L. Crawford

5 Bonnie Ct.

New Hempstead, NY 10977

After Recording Mail To:

Timely Acquisitions LLC

18005 Saddlehorn Lane

Mansfield, TX 76063

Send Subsequent Tax Bills To:

Kingsbury Crossing

Owners Association

P.O. Box 7049

Stateline, NV 89449

Sales Price:\$100.00

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Anthony L. Brown and Leica L. Brown, NKA Leica L. Crawford**, whose address is 5 Bonnie Ct., New Hempstead, NY 10977, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Leslie Spear and Sookie Park-Spear, husband and wife as joint tenants with right of survivorship** whose address is P.O. Box 3140, Stateline, NV 89449 hereinafter called "Grantee",

The following described real property situated in the County of **Douglas**, State of **Nevada**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain and Sale Deed**, recorded on **November 4, 1986**, as Document No. **1986-144599**, as Book No. **1186** Page No. **366** in Douglas County Records, Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

To Have and Hold all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

WITNESS my/our hands, this 3 day of Jan, 2022.

Anthony L Brown
Anthony L. Brown

STATE OF NY York
COUNTY OF Rockland

This instrument was acknowledged before me, this 3rd day of January, 2022 by **Anthony L. Brown**.

[Signature]
Notary Public
Notary Public
Title and Rank
My Commission Expires: 07/14/2023

NOTARY STAMP/SEAL

NEIL F. AGYIRI
Notary Public - State of New York
NO. 01AG6324731
Qualified in Rockland County
My Commission Expires May 11, 2023

I/We, **Anthony L. Brown**, hereby affirm that this document submitted for recording does not contain a social security number.

Anthony L Brown
Anthony L. Brown
Grantor
Title

WITNESS my/our hands, this 10 day of December, 2021.

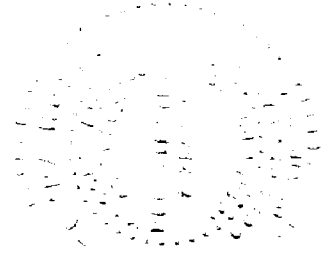
Leica L. Crawford
Leica L. Brown NKA Leica L. Crawford

STATE OF Virginia
COUNTY OF Newport News

This instrument was acknowledged before me, this 10 day of December, 2021,
by **Leica L. Crawford.**

R. Hall
Notary Public
Raymond H. Hall, Notary
Title and Rank
My Commission Expires: 3.31.2023

NOTARY STAMP/SEAL



I/We, **Leica L. Crawford**, hereby affirm that this document submitted for recording does not contain a social security number.

Leica L. Crawford
Leica L. Brown NKA Leica L. Crawford

Grantor
Title

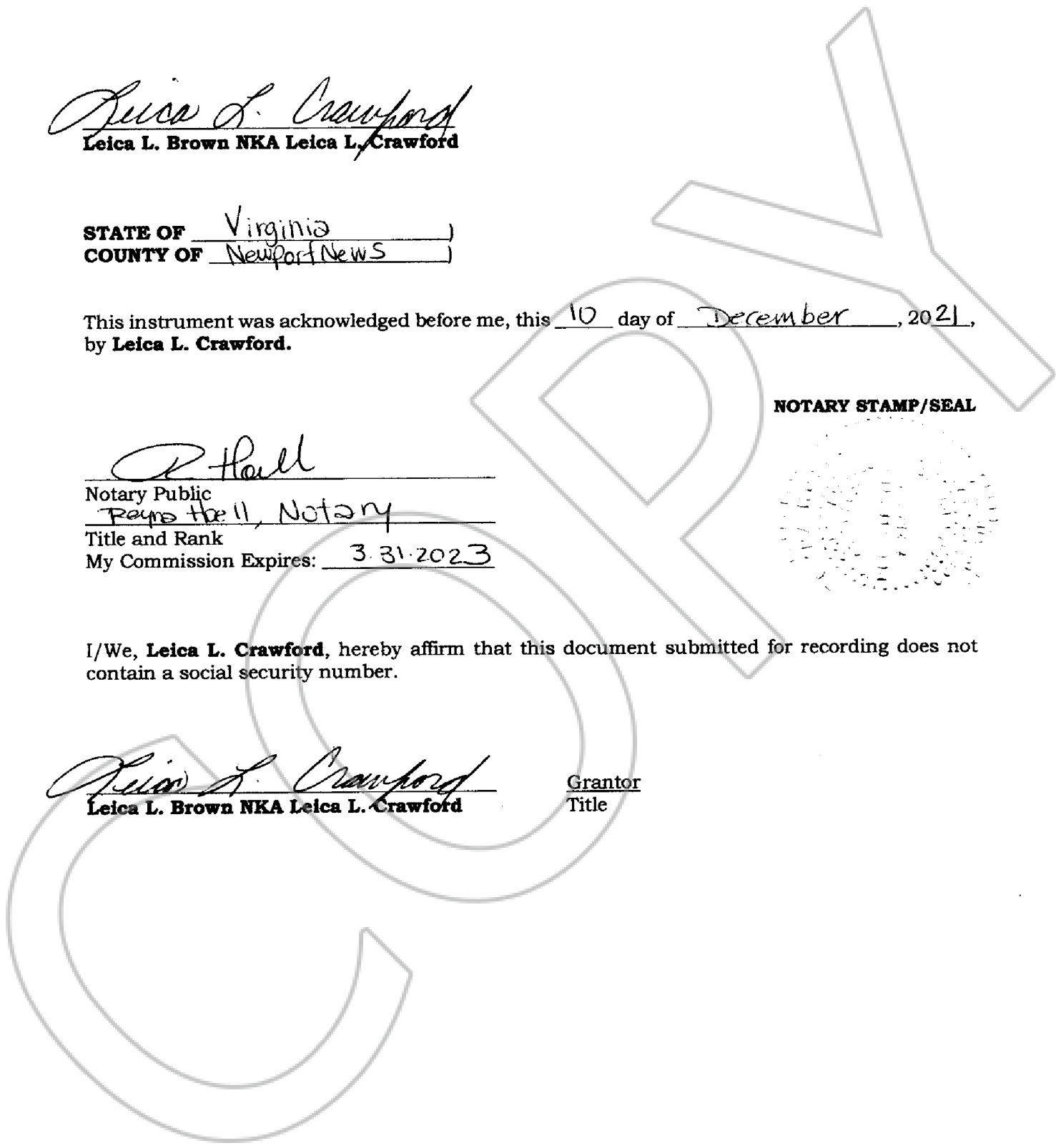


EXHIBIT "A"
KINGSBURY CROSSING
LEGAL DESCRIPTION

The following real property in the County of Douglas, State of Nevada:

An undivided one-three thousand two hundred and thirteenths (**1/3213**) interest as a tenant in common in the following real property in **Kingsbury Crossing** (the "Property"):

A portion of the North One-Half of the Northwest One-Quarter of Section 26, Township 13 North, Range 18 East, M.D.B.&M., described as follows: Parcel 3, as shown on that amended Parcel Maps 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 as 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.

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" 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 Times share 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, right-of-way of record.

This deed is made and accepted upon all of the covenants, conditions, restrictions, assessments, liens, easements and other matters set forth in said Declaration of Timeshare Use and amendments thereto all of which are incorporated herein by reference.

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 ONLY | |
|---------------------------------|------------|
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: _____ | |

3. Total Value/Sales Price of Property: \$101.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$101.00
 Real Property Transfer Tax Due: \$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 [Signature] Capacity _____ Agent _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Anthony Brown and Leica Crawford
 Address: 5 Bonnie Ct
 City: New Hempstead
 State: NY Zip: 10977

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Leslie Spear and Sookie Park-Spear
 Address: P.O. Box 3140
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Timely Acquisitions, LLC Escrow # _____

Address: 18005 Saddlehorn Lane

City: Mansfield State: TX Zip: 76063

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