DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$40.00

2022-991101 10/25/2022 11:22 AM

\$41.95 Pgs=4

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

APN:07-130-19

Prepared By and Return To: Resort Closings, Inc. (Without Title Examination) 3701 Trakker Trail Suite 2J Bozeman, MT 59718 Escrow #69874

Mail Tax Statement To: THE LODGE AT KINGSBURY CROSSING 133 DEER RUN COURT STATELINE, NV 89449

GRANT DEED

THIS DEED shall operate to perform the transfer of title from LEE S CARTER, SURVIVING TRUSTEE OF THE CARTER LIVING TRUST, DATED OCTOBER 19, 1998, WITH FULL AUTHORITY AND POWER TO BUY, SELL, TRADE, EXCHANGE, MORTGAGE OR OTHERWISE DEAL WITH THE ASSETS OF THE TRUST AS MAY BE NECESSARY IN THE BEST INTEREST OF THE TRUST, WHOSE ADDRESS IS, 6250 TILLAMOOK DR SAN JOSE, CA 95123 ("Grantor(s)") to RICARDO CHAPARRO, A SINGLE MAN, AS SOLE AND SEPARATE PROPERTY, WHOSE ADDRESS IS 9000 LAS VEGAS BLVD, SOUTH, #1085 LAS VEGAS, NV 89123 ("Grantee(s)"):

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:
DATE: 10/18/2022
GRANTOR(S): THE CARTER LIVING TRUST, DATED OCTOBER 19, 1998
J. C. L. SURVINO TRUSTOR
LEE S CARTER, SURVIVING TRUSTEE
Signed, Sealed and Delivered in the Presence Of:
STATE OF: CALIFORMIA 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 valid by of that document.
COUNTY OF: SAHTA CLARA certificate is attached, and not the truthfulness, accuracy, or valid by of that document.
THE 18 ^M DAY OF Ochser, 20 22 LEE S CARTER, SURVIVING TRUSTEE OF THE
CARTER LIVING TRUST, DATED OCTOBER 19, 1998, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.
foregoing instrument to be instruction voluntary act and deed.
WITNESS my hand and official seal: Press Notarial Seal or Stomp Clearly and Firmly
Signature: Referry f'
Printed Name: RAJEEV TYACK
A Notary Public in and for said State OOMM. #2294462 Notary Public - California
My Commission Expires: 07-12-2023 Santa Clara County My Comm Expires July 12, 2023

EXHIBIT "A"

LEGAL DESCRIPTION - KINGSBURY CROSSING

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND DESCRIBED AS FOLLOWS:

PARCEL A:

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, RAGE 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.

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" AND SUBSEQUENT AMENDMENTS THERETO AS HEREINAFTER REFERRED TO.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGN, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS $2.5, 2.6, \text{AND } 2.7 \text{ of said declaration of timeshares use and amendments thereto together with the right to grant said easements to others.$

ALSO EXCEPTING THEREFROM THE NON-EXCLUSIVE RIGHTS TO USE THE "COMMON AREAS" AS DEFINED IN THE DECLARATION.

PARCEL B:

THE EXCLUSIVE RIGHT AND EASEMENT TO USE AND OCCUPY AN "ASSIGNED UNIT" AND THE "COMMON FURNISHINGS" THEREIN, TOGETHER WITH THE NON-EXCLUSIVE RIGHT OT OCCUPY THE "COMMON AREAS" IN PARCEL A ABOVE DURING A PROPERLY RESERVED "USE WEEK", DURING THE "SEASON" IDENTIFIED ABOVE, ON AN [ANNUAL] BASIS, AS DESIGNATED ABOVE, PROVIDED THAT SUCH USE PERIODS ARE FIRST RESERVED IN ACORDANCE WITH THE DECLARATION AND THE "RULES AND REGULATIONS", AS EACH OF SAID TERMS ARE DEFINED IN THE DECLARATION REFERRED TO ABOVE.

PARCEL C:

APN: 07-130-19

ALL RIGHTS OF MEMBERSHIP IN KINGSBURY CROSSING OWNERS ASSOCIATION, A NEVADA NON-PROFIT CORPORATION ["ASSOCIATION"], WHICH ARE APPURTENANT TO THE INTERESTS DESCRIBED IN PARCELS A AND B UNDER THE DECLARATION AND BYLAWS OF THE ASSOCIATION.

INTERVAL NUMI	BER: 4205-33	<u>н</u>	GH	
HOA NUMBER:	470453811	USE:	ANNUAL	
- No.				

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ALSO EXCEPTING THEREFROM THE NON-EXCLUSIVE RIGHTS TO USE THE "COMMON AREAS" AS DEFINED IN THE DECLARATION.

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THE EXCLUSIVE RIGHT AND EASEMENT TO USE AND OCCUPY AN "ASSIGNED UNIT" AND THE "COMMON FURNISHINGS" THEREIN, TOGETHER WITH THE NON-EXCLUSIVE RIGHT OT OCCUPY THE "COMMON AREAS" IN PARCEL A ABOVE DURING A PROPERLY RESERVED "USE WEEK", DURING THE "SEASON" IDENTIFIED ABOVE, ON AN [ANNUAL] BASIS, AS DESIGNATED ABOVE, PROVIDED THAT SUCH USE PERIODS ARE FIRST RESERVED IN ACORDANCE WITH THE DECLARATION AND THE "RULES AND REGULATIONS", AS EACH OF SAID TERMS ARE DEFINED IN THE DECLARATION REFERRED TO ABOVE.

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APN: 07-130-19

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INTERVAL NUMI	BER: 4214	-49 HIGH		
HOA NUMBER:	470556711	USE:	ANNUAL	

DECLARATION OF VALUE 1. Assessor Pared Number(s) a) 07-130-19 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 Mobile Home i) Volter Timeshare 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: a. Transfer Tax Value: can be explained 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 of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 374.030, the Buyer syd Seller shall be jointly and severally liable for any additional amount owed. Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Lee S Carter, Trusfee Address: 4000 Las Vegas Blvd. South, #1085 City: San Jose City: San Jose City: San Jose City: Las Vegas State: CA Zip:95123 State: NV Zip:89123 COMPANYPERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Ricardo Chaparro Address: 9000 Las Vegas Blvd. South, #1085 City: Las Vegas State: NV Zip: 59718 Escrow #89874 Address: 9001 Trakket Trail; Suite 2J City: Bozeman Capacity Zip: 59718	STATE OF NEVADA	
a) 07-130-19 b) c) d) 2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex POR RECORDERS OPTIONAL USE ONLY BOOK PAGE	DECLARATION OF VALUE	^
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2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex POR RECORDERS OPTIONAL USE ONLY Does Apt. Bldg f) Comm'l/Ind'1 BOX PAGE DATE OF RECORDING: NOTES: 3. Total Value/Sales Price of Property: Deed in Lieu of Forcelosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: \$\$500.00 \$\$50.00 \$\$1,45 4. If Exemption Claimed: A. Transfer Tax Exemption Forcelosure Children b. Explain Reason for Exemption: S\$500.00 c. Transfer Tax Exemption Signature Signature	·	
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b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred:		Section #
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