

DOUGLAS COUNTY, NV

2022-991101

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

10/25/2022 11:22 AM

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

Lee S. Carter, SURVIVING TRUSTEE  
LEE S CARTER, SURVIVING TRUSTEE

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: CALIFORNIA

COUNTY OF: SANTA CLARA

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.

THE 18<sup>th</sup> DAY OF October, 2022 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.

WITNESS my hand and official seal:

*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: Rajeev Tyagi

Printed Name: RAJEEV TYAGI

A Notary Public in and for said State

My Commission Expires: 07-12-2023

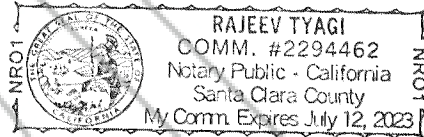


EXHIBIT "A"

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, AND 2.7 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:

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 NUMBER: 4205-33 HIGH

HOA NUMBER: 470453811 USE: ANNUAL

APN: 07-130-19

LEGAL DESCRIPTION – KINGSBURY CROSSING

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PARCEL C:

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 NUMBER: 4214-49 HIGH

HOA NUMBER: 470556711 USE: ANNUAL

APN: 07-130-19

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel 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  
 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: \$500.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$500.00  
 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 *Lee S Carter* Capacity \_\_\_\_\_ Agent \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Agent \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Lee S Carter, Trustee  
 Address: 6250 Tillamook Dr  
 City: San Jose  
 State: CA Zip: 95123

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Ricardo Chaparro  
 Address: 9000 Las Vegas Blvd, South, #1085  
 City: Las Vegas  
 State: NV Zip: 89123

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

Print Name: Resort Closings, Inc Escrow # 69874  
 Address: 3701 Trakker Trail, Suite 2J  
 City: Bozeman State: MT Zip: 59718

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