

DOUGLAS COUNTY, NV **2022-992251**
RPTT:\$5.85 Rec:\$40.00
\$45.85 Pgs=3 12/09/2022 11:39 AM
FIRST AMERICAN TITLE INS CO - NATIONAL
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:
First American Title Insurance Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Richard Melvin Klaus
16011 Springs Forest Drive
Houston, TX 77059

Space Above This Line for Recorder's Use Only

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

File No.: 2161-6235581 (AB)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$5.85**; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; City of **Stateline**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kingsbury Crossing Owners Association, a Nevada nonstock, nonprofit corporation**

hereby GRANTS to **Richard Melvin Klaus, an unmarried man**

the following described property in the City of **Stateline**, County of **Douglas**, State of **Nevada**:

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.

Mail Tax Statements To: **SAME AS ABOVE**

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 4210-40

Date: 11/16/2022

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

File No.: 2161-6235581 (AB)

Dated: November 16, 2022

Kingsbury Crossing Owners Association, a Nevada nonstock, nonprofit corporation

By: Kim Searcy
Name: Kim Searcy
Title: Authorized Signer

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)SS

COUNTY OF Orange)

On November 16, 2022 before me, T. Silva, Notary Public, personally appeared Kim Searcy as Auth Agent

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.

This area for official notarial seal.

T. Silva
Notary Signature



**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: \$1,099.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,099.00
 d) Real Property Transfer Tax Due \$5.85

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100% %
 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: *Richard Melvin Klaus*
 Signature: Richard Melvin Klaus

Capacity: Grantee
 Capacity: ✓

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Kingsbury Crossing Owners
 Print Name: Association
 Address: 133 Deer Run Ct
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Richard Melvin Klaus
 Address: 16011 Springs Forest Drive
 City: Houston
 State: TX Zip: 77059

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 2161-6235581 AB/ AB
 Address: 400 International Parkway, Suite 380
 City: Lake Mary State: FL Zip: 32746

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