

DOUGLAS COUNTY, NV

2023-1003263

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

12/19/2023 01:43 PM

DEDICATED TIMESHARE SERVICES

SHAWNYNE GARREN, RECORDER

A Portion of APN: 1318-26-101-006

R.P.T.T. \$ 1.95

AFTER RECORDING RETURN TO:

Dedicated Timeshare Services, LLC
85 W Combs Rd, Ste 101-348
San Tan Valley, AZ 85140
File No. 23-1032

MAIL TAX STATEMENTS TO:

Tricom Management
4025 E La Palma Avenue, Ste 101
Anaheim, CA 92807

HOA Number: 470341581

Inventory Control No.: 3207-42

**GRANT, BARGAIN & SALE DEED
KINGSBURY CROSSING**

THIS DEED made and entered into on this 13 day of November, 2023, by and between **David C. Sampson and Sandra J. Sampson, Husband and Wife as Community Property**, a mailing address of 13876 E Placita Asta, Vail, AZ 85641, hereinafter referred to as Grantor(s) and **Charles S. Cochrane and Jennifer L Cochrane, Trustees and Trustees of the Cochrane Family Trust dated November 14, 1991 and amended and restated**, a mailing address of 22605 Summerfield, Mission Viejo, CA 92692 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Douglas County, Nevada.

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this
13th day of November, 2023.

David C. Sampson
David C. Sampson

Sandra J. Sampson
Sandra J. Sampson

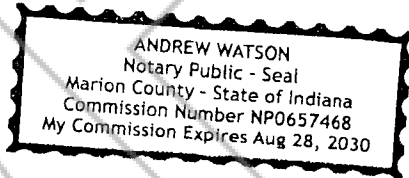
STATE OF Indiana

COUNTY OF Johnson

On Nov 13, 23, before me, the undersigned, a notary public in and for said State, personally appeared **David C. Sampson and Sandra J. Sampson**, personally known to me (or 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Andrew Watson
Notary Public Signature



Andrew Watson
Printed Name of Notary Public

My commission expires: 8/28/30

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

DISCLAIMER

Charles S and Jennifer L Cochrane Trustees

Buyer(s) - AKA Grantee(s) of the interval described as; Account Number 470341581 Interval 3207-42,

1 Bedroom, High Season at the property known as Kingsbury Crossing Owners Association, located at 133 Deer Run Court, Stateline, NV 89449 hereby acknowledge that this purchase is being made without title insurance. Buyer(s) - AKA Grantee(s) accepts all responsibility for the transfer of title and indemnifies Kingsbury Crossing Owners Association and Tricom Management, Inc. against any claim of loss or damage of any kind in the event that the title is determined to be invalid.

Buyer/Grantee Charles S. Cochrane

Buyer/Grantee Jennifer L. Cochrane

Date 11/16/23

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
COUNTY OF ORANGE

On this 16th day of November, 2023 before me the undersigned, a Notary Public, personally appeared Charles S. Cochrane and Jennifer L. Cochrane

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the written instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that he/she/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

This area for official notarial seal.

[Signature]
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION
KINGSBURY CROSSING

The land referred to herein is situated in the

State of **Nevada**

County of **Douglas**

and is described as follows:

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, 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 03, 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 assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said 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, of 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. 084425 (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, Restrictions, Limitations, Easements, and Right-Of-Way of Record.

Interval No. 3207-42
HOA No. 470341581
A Portion of APN: 1318-26-101-006

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A Portion of APN: 1318-26-101-006
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|-------------------------------------|--------------|-----------------------------|----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input checked="" type="checkbox"/> | Other | | Timeshare |

FOR RECORDER'S OPTIONAL USE ONLY	
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) | \$ | _____ | 0.00 |
| c) Transfer Tax Value: | \$ | _____ | 500.00 |
| d) 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: **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 <u></u>	Capacity <u>Authorized Agent for Grantor</u>
Signature <u></u>	Capacity <u>Authorized Agent for Grantee</u>

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

Print Name: David C. Sampson and Sandra J. Sampson

Address: 13876 E Placita Asta

City: Vail

State: AZ Zip: 85641

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

Print Name: Charles S. Cochrane and Jennifer L. Cochrane, Trustors and Trustees

Address: 22605 Summerfield

City: Mission Viejo

State: CA Zip: 92692

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

Print Name: Dedicated Timeshare Services Escrow #: 23-1032

Address: 85 W Combs Rd, Ste 101-348

City: San Tan Valley State: AZ Zip: 85140

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED