DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$40.00

RPTT:\$1.95 Rec:\$40.00 \$41.95 Pas=4 **2023-1003263** 12/19/2023 01:43 PM

\$41.95 Pgs=4 **12/19/20**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, Trustors 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 so	et their hand and seal on this
13th day of November, 20,23.	· · · · · · · · · · · · · · · · · · ·
Mvd Sampson David C. Sampson Sa	landra J. Sampson ndra J. Sampson
STATE OF Indiana	~ \ \
COUNTY OF J, L CO	
On Nov 13, 12, before me, the uncapital State, personally appeared David C. Sampson and Sato me (or proved to me on the basis of satisfactory evidence is/are subscribed to the within instrument and acknowledge same in his/her/their authorized capacity(ies), and that instrument the person(s), or the entity upon belief of whinstrument.	te) to be the person(s) whose name(s) and to me that he/she/they executed the by his/her/their signature(s) on the
WITNESS my hand and official seal.	
	ANDREW WATSON Notary Public - Seal Marion County - State of Indiana Commission Number NP0657468 y Commission Figures 4
Notary Public Signature	y Commission Expires Aug 28, 2030
Andon Victor	
Printed Name of Notary Public	
My commission expires: $3(28/30)$	·

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 Sand Jewn Ford Coduran 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. Coelhore
Buyer/Grantee Jennifer L. Cordnance
Date 1116/23
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 CALIFORNIX
COUNTY OF ORANGE
On this 16 th 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 be 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.
WITNESS my hand and official seal. This area for official notarial seal.
Notary Signature RICHARD M. HENRY S COMM. # 2335556 ORANGE COUNTY O COMM. EXPIRES OCT. 13, 2024 COMM. EXPIRES OCT. 13, 2024

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-incommon 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

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