

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

RECORDING REQUESTED BY:  
Stephen May and Josefina Rice  
2326 Piner Rd  
Santa Rosa, CA 95403



SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL DOCUMENT TO;  
SAME AS ABOVE

MAIL TAX BILL TO:  
REMAIN UNCHANGED

Transfer Tax: \$3.90

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GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Andrea Lee Husnick, a single woman

do(es) hereby GRANT, BARGAIN and SELL to Stephen May and Josefina Rice,  
husband and wife as joint tenants with right of survivorship

the real property situates in the County of Douglas, State of Nevada, described as  
follows;

**See Exhibit "A" attached hereto**

TOGETHER with all tenements, hereditaments and appurtenances, including easements  
and water rights, if any, thereto belonging or appertaining, and any reversions,  
remainders, rents, issues or profits thereof.

Dated: 8-5-2024

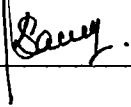
Andrea Lee Husnick

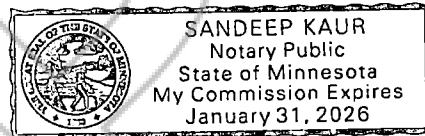
  
Signature

State of MINNESOTA)  
)ss  
County of DAKOTA )

On August 5<sup>th</sup> 2024, before me, Sandeep Kaur, a Notary Andrea Lee Htisnick personally appeared 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature:  [seal]



**EXHIBIT "A"**  
**Legal Description**

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, M.D.B. & M., Described As Follows:

Parcel Three, 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 The Dwelling Units As Defined In The "Declaration Of Timeshare Use" As Amended.

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, Official Records Of Douglas County, Nevada, As Document No. 78917.

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.

Third Amendment To Declaration Of Timeshare Use Recorded October 14, 1983, In Book 1083, Of Official Records At Page 2572, Douglas County, Nevada, As Document No. 89535.

Fourth Amendment To Declaration Of Timeshare Use Recorded August 31, 1987, In Book 887, Of Official Records At Page 3987, Douglas County, Nevada, As Document No. 161309.

Fifth Amendment To Declaration Of Timeshare Use Recorded November 30, 1987, In Book 1187, Of Official Records At Page 3946, Douglas County, Nevada, As Document No. 149336.

Sixth Amendment To Declaration Of Timeshare Use Recorded March 25, 1996, In Book 396, Of Official Records At Page 3827, Douglas County, Nevada, As Document No. 383937 ("Declaration"), During A "Use Period" Within The "High Season" Within The "Owner's Use Year", As Defined In The Declaration, Together With A Non-Exclusive Right To Use The Common Areas As Defined In The Declaration. The Effect Of That Certain Document Entitled "Second Amendment To The By-Laws Of Kingsbury Crossing Owner's Association", "Third Amendment To the By-Laws Of Kingsbury Crossing Owner's Association", Recorded March 25, 1996 In Book 396, Page 3822 Of Official Records.

Subject To All Covenants, Conditions, Restrictions, Limitations, Easements, Right-Of-Way Record.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-26-101-006 PTN  
 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: \$ 501.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 Transfer Tax Value: \$ 501.00  
 Real Property Transfer Tax Due: \$ 3.90

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 Andrea Lee Husnick Capacity GRANTOR

Signature \_\_\_\_\_ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)  
 Andrea Lee Husnick

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)  
 Stephen May and Josefina Rice

Print Name: \_\_\_\_\_  
 Address: 428 W. 158th St  
 City: Burnsville  
 State: MN Zip: 55306

Print Name: \_\_\_\_\_  
 Address: 2326 Piner Rd  
 City: Santa Rosa  
 State: CA Zip: 95403

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

Print Name: STEVE'S DEEDS Escrow # Husnick  
 Address: BOX 11506  
 City: ZEPHYR COVE State: NEVADA Zip: 89448

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