A Portion of APN: 1319-22-000-003

Walley's Partners Limited Partnership

P.O. Box 158

Genoa, NV 89411

## **DEED IN LIEU OF FORECLOSURE**

R.P.T.T. -0-

Interval #17-006-48-81

THIS INDENTURE, made and entered into this One day of November, 20 02, by and between STEVEN WM. BARNES and PEGGY Y. BARNES, husband and wife, Party of the First Part/Grantor, and Walley's Partners Limited Partnership, a Nevada limited partnership, Party of the Second Part/Grantee,

### WITNESSETH:

That the said Party of the First Part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America to him in hand paid by the said Party of the Second Part, the receipt of whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the said party of the Second Part, and to his heirs and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

### SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Party of the Second Part, and to his heirs and assigns forever.

This Deed in Lieu of Foreclosure is an absolute conveyance, the Party of the First Part having sold said land to the Party of the Second part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by STEVEN WM. BARNES and PEGGY Y. BARNES, husband and wife, to STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, Trustee for Walley's Partners Limited Partnership, a Nevada limited partnership, Beneficiary, recorded on November 2, 1999, in Book 1199, Page 0022 as Instrument No. 0479796, Official Records of Douglas County, Nevada. Party of the First Part declare(s) that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed in Lieu of Foreclosure between the parties hereto with respect to the property hereby conveyed.

IN WITNESS WHEREOF, the party of the First Part has executed this conveyance the day and year first hereinabove written.
Steven Wm. Barnes  Steven Wm. Barnes  Peggy Cannes  Peggy Charnes
STATE OF)
countrof;ss solaftached all purpose solaftached all purpose
On this day of,, before me, the undersigned, a
Notary Public in and for said County and State, personally appeared known to me to be
the person described in and who executed the foregoing instrument, who acknowledged to me thathe_ executed the same freely and voluntarily and for the uses and purposes therein mentioned.
WITNESS my hand and official seal.
NOTARY PUBLIC
MAIL TAX STATEMENTS TO:

0559770

# ALL-PURPOSE ACKNOWLEDGEMENT State of California County of \_\_\_\_\_ before me, Erica Y personally appeared - OR proved to me on the basis of satisfactory personally known to me evidence to be the person(s) whose name(s) sare subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (les), and that by his/her/their signature(s) on the instrument the person(s) OFFICIAL SEAL ERICA NOBLE NOTARY PUBLIC-CALIFORNIA COMM. NO. 1253133 SAN DIEGO COUNTY MY COMM. EXP. FEB. 11, 2004 or the entity upon behalf of which the person(s)) acted, executed the instrument. WITNESS my hand and official seal. OPTIONAL INFORMATION The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document. DESCRIPTION OF ATTACHED DOCUMENT **CAPACITY CLAIMED BY SIGNER (PRINCIPAL)** INDIVIDUAL CORPORATE OFFICER TITLE(S) PARTNER(S) NUMBER OF PAGES ATTORNEY-IN-FACT TRUSTEE(S) **GUARDIAN/CONSERVATOR** DATE OF DOCUMENT OTHER: \_

APA 5/99

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

VALLEY-SIERRA, 800-362-3369

BK1202PG01574

**OTHER** 

RIGHT THUMBPRINT

OF SIGNER

#### **AFFIDAVIT**

STATE OF NEVADA ) :ss
COUNTY OF DOUGLAS )

Walley's Partners Limited Partnership, a Nevada limited partnership

Grantee herein, being first duly sworn upon oath, deposes and says:

That he or she has read the foregoing Deed In Lieu of Foreclosure and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge; that the parties named as Grantees in executing this Affidavit hereby accept said Deed in Lieu of Foreclosure and agree to its terms and covenants and approve the warranties therein contained.

WALLEY'S PARTNERS LIMITED PARTNERSHIP, a Nevada limited partnership

Authorized Agent

Subscribed, Sworn to and Acknowledged before me this 22<sup>nd</sup> day of November, 20 02.

NOTARY PUBLIC

E. CAMPOS

Notary Public - State of Nevada
Appointment Recorded in County of Douglas
My Appointment Expires May 31, 2006

Inventory No: 17-006-48-81

EXHIBIT "A" (Walley's)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/2142nd interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL F: A parcel of land located within a portion of the West one-half of the Northeast one-quarter (W 1/2 NE 1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937; thence South 57°32'32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80°00'00" East, 93.93 feet; thence North 35°00'00" East, 22.55 feet; thence North 10°00'00" West, 92.59 feet; thence North 80°00'00" East, 72.46 feet; thence South 10°00'00" East, 181.00 feet; thence South 80°00'00" West, 182.33 feet; thence North 10°00'00" West, 72.46 feet to the POINT OF BEGINNING.

(Reference is made to Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded on September 17, 1998 in Book 998, at Page 3261, as Document No. 449576.)

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document No. 0466255, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a DELUXE UNIT every other year in \_\_even \_\_\_\_\_\_\_\_-numbered years in accordance with said Declaration.

REQUESTED BY

Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO.. NEVADA

2002 DEC -4 AM 10: 24

LINDA SLATER
RECORDER

5 17 PAID & DEPUTY

0559770 BK1202PG01576