

Douglas County - NV
Werner Christen - Recorder
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BK-0907 PG- 5833 RPTT: 3.90



Prepared by:

Stacy Cooper, TSF 9143

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✓ TIMESHARE FREEDOM, INC. (A Georgia Corporation)
PO Box 3183, Cleveland, GA 30528

DAVID WALLEY'S RESORT GRANT, BARGAIN, SALE DEED

STATE OF NEVADA
COUNTY OF DOUGLAS

This Deed, made the 23 day of August, 2007, by and between PETER F. NIELSEN, an unmarried man as to an undivided ½ interest and KARIN HEINTZ, an unmarried woman as to an undivided ½ interest, whose address is 1721 Belmont Avenue, Carson City, Nevada 89706, as party or parties of the first part, (hereinafter called "Grantor"), and as party or parties of the second part, (hereinafter called "Grantee"), Dharmesh Patel, Authorized Representative for Resorts Access Network, LLC, whose mailing address: 8906 E. 96th Street, #322, Fishers, IN 46038, (The words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH:

Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to it by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto Grantee, Grantee's heirs, devisees, successors and assigns, the following described property (the "Property") in the County of Douglas, in the State of Nevada:

more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded on September 23, 1998, in Book 998 at Page 4404 as Document Number 449993, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's successors and assigns forever.

Inventory No.: 17-078-34-71

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 1/2448th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL G as shown on that Record of Survey to Support a Boundary Line Adjustment recorded on September 20, 2002 in the Office of the Douglas County Recorder as Document No. 0552536, adjusting that Record of Survey recorded April 29, 2002 as Document No. 0540898, pursuant to that Final Subdivision Map LDA #98-05 for DAVID WALLEY'S RESORT, a Commercial Subdivision filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at Page 3464, as Document No. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, Page 467, as Document No. 0502689, Official Records of Douglas County, Nevada.

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 Nos. 0466255, 0485265, 0489957, 0509920 and 0521436, and that Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003 in the Office of the Douglas County Recorder as Document No. 0582120 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a TWO BEDROOM UNIT every other year in ODD-numbered years in accordance with said Declaration.

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Abandonment Deed recorded September 20, 2002 in Book 0902, at Page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.

A Portion of APN: 1319-15-000-020

Derivation: Book 0206 Page 5326 Public Records of Douglas County, Nevada.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.

Signed, sealed, and delivered in the presence of:

FOR GRANTOR(S):

[Signature]
Peter F. Nielsen
1721 Belmont Avenue
Carson City, Nevada 89706

[Signature]
Karin Heintz
1721 Belmont Avenue
Carson City, Nevada 89706

[Signature]
Witness
Printed name Tia Shope

[Signature]
Witness
Printed name Michael L. Williams

STATE OF NEVADA
COUNTY OF Carson

On August 23, 07 before me, Tia Shope (Notary), Personally appeared **PETER F. NIELSEN, an unmarried man as to an undivided 1/2 interest and KARIN HEINTZ, an unmarried woman as to an undivided 1/2 interest**, 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 signatures(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 in the County and State last aforesaid this 23rd day of August, 2007.

[Signature]
Tia Shope Notary Public
Notary Public printed
My commission expires: Sept. 1, 2008

