

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1107 PG- 3626 RPTT: 3.90

A PORTION OF APN: 1319-15-000-020

Prepared By and Return To:
Timeshare Clearinghouse, Inc.
Attn: Jackie Martin
Post Office Box 2582
Clarksville, GA 30523

Mail Tax Statements to:
Walley's Property Owners Association
PO Box 158
Genoa, NV 89411

STATE OF NEVADA
COUNTY OF DOUGLAS

WARRANTY DEED
DAVID WALLEY'S RESORT

This Deed, made this 25th day of September 2007 by and between **Joseph W. Groeneveld and Lisa Groeneveld, Husband and Wife as Joint Tenants With Right of Survivorship** whose mailing address is 12335 Knotty Pine Court, Spring Hill, FL 34609, hereinafter referred to as "Grantors" and **Vladimir Metrikin, Serafima Metrikin, Daniel Metrikin and Maya Metrikin as Joint Tenants With Right of Survivorship**, whose mailing address is 19753 Millie Court, Castro Valley, CA 94552, hereinafter referred to as "Grantee." The words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.)

WITNESSETH:

That the Grantor, in consideration of Ten Dollars (\$10.00) lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and warrant unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, 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, issues 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;

This being the same property as conveyed to the Grantors herein by Grant, Bargain, Sale Deed recorded on October 30, 2003 as Document #0595459 in Book 1003 Page 15871-15872 in the Official Records of Douglas County, State of Nevada.

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.

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

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

GRANTOR (S):

Arnold Serafin
Witness Signature

Arnold Serafin
Print Name

Kathy L. Aeth
Witness Signature

Kathy L. Aeth
Print Name

By: *Joseph W. Groeneveld*
JOSEPH W. GROENEVELD

By: *Lisa Groeneveld*
LISA GROENEVELD

STATE OF Florida
COUNTY OF Hernando

The Foregoing instrument was acknowledged before me this 29 day of October, 2007, by the Grantors herein, **Joseph W. Groeneveld and Lisa Groeneveld**, and that they are personally known to me or has produced proper identification and they acknowledged that they executed the instrument herein.

Kelly Wanamaker
NOTARY PUBLIC
My Commission Expires:



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 1/1224th 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 year 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.

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