



APN: 1319-15-000-022 *ptm*

Prepared By and Return To:
TVC Inc.
2710 Thomes Ave, Suite 1171
Cheyenne, WY 82001

Mail Tax Statement To:
Walley's Property Owners Association
P.O. Box 158
Genoa, NV 89411

Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of such matters has been made.

1027

GRANT DEED

THIS DEED shall operate to perform the transfer of title from THAD D. BAKER, JR. AND GLORIA J. BAKER, husband and wife as joint tenants with rights of survivorship ("Grantor(s)") to TVC Inc. a company duly organized and existing under and by virtue of the laws of the State of Wyoming, whose address is 2710 Thomes Ave, Suite 1171, Cheyenne, WY 82001 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;



IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 9/11/09

GRANTOR(S):

Thad Baker, Jr.
THAD D. BAKER, JR.

Gloria J. Baker
GLORIA J. BAKER

Signed, Sealed and Delivered in the Presence Of:

STATE OF: Arizona

COUNTY OF: Pima

THE 11 DAY OF September, 2009, THAD D. BAKER, JR. and, GLORIA J. BAKER personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Press Notarial Seal or Stamp Clearly and Firmly

Signature: David Martinez

Printed Name: David Martinez

A Notary Public in and for said State

My Commission Expires: 3-31-2011



DAVID MARTINEZ
Notary Public - Arizona
Pima County
Expires 03/31/2011



EXHIBIT "A"
(Walley's)

Inventory No: 17-085-40-81

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 1/408th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL H: as shown on that Record of Survey To Support a Boundary Line Adjustment for **WALLEY'S PARTNERS LTD. PARTNERSHIP, DAVID WALLEY'S RESORT**, a Commercial Subdivision, filed for record with the Douglas County Recorder on September 19, 2005, in Book 0905, at Page 6557, as Document No. 0655402, 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 IV recorded on December 30, 2005 in the Office of the Douglas County Recorder as Document No. 0664734 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 **EVEN** numbered years in accordance with said Declaration.

Together with a perpetual non-exclusive easement for 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: 1319-15-000-022