

OFFICIAL RECORD

Requested By:
LAW OFFICES OF PORTER SIMON

A.P.N.: A Portion of 1319-15-000-015

Inventory Number: 17-029-28-71

Recording Requested By:
When Recorded Return To:

KELLEY R. CARROLL

Porter Simon, PC

✓ 40200 Truckee Airport Road, Suite One
Truckee, CA 96161

Mail Tax Information To:

Timothy & Karin Groden, Trustees

10510 Golden Pine Road

Truckee, CA 96161

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0210 PG- 2946 RPTT: # 7



GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESSETH: That TIMOTHY O. GRODEN and KARIN D. GRODEN, husband and wife as joint tenants with right of survivorship, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to TIMOTHY O. GRODEN and KARIN D. GRODEN, Trustees of the GRODEN FAMILY TRUST, U.D.T. dated February 8, 2010, all the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated by this reference.

Commonly known as: **Timeshare Interest/Contract No. A5C01887 - David Walley's Resort**

TO HAVE AND TO HOLD the said premises, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or 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.

Witness our hands this 8th day of February, 2010.

Timothy O. Groden
TIMOTHY O. GRODEN

Karin D. Groden
KARIN D. GRODEN

State of California)
County of Placer)

On, February 8, 2010, before me, JANET SILVER, Notary Public, personally appeared TIMOTHY O. GRODEN and KAREN D. GRODEN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Janet Silver (Seal)

NOTARY PUBLIC

Commission No.: 1857219

Commission Expires: 7-23-2013



EXHIBIT "A"

**Legal Description
Interest in David Walley's Resort**

Inventory Number 17-029-28-71

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 1/3978th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 of the 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. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998, Page 3250 as Document No. 449574, Official Records, 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, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT every other year in ODD-NUMBERED years in accordance with said Declaration.

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