

Requested By:  
Stewart Title Vacation Own  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-611 PG-436 RPTT: 1.95



A.P.N. #	A ptn of 1319-15-000-025
R.P.T.T.	\$ 1.95
Escrow No.	20112971- TS/AH
Title No.	None
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Walley's P.O.A. P.O. Box 158 Genoa, NV 89411	
<b>When Recorded Mail To:</b>	
Mandy Cassiano and Eric Cassiano 488 Flamingo Dr. Apollo Beach, FL 33572	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BRIAN McGUIRE**, a married man and **MANDY CASSIANO**, a married woman who acquired title as **BRIAN McGUIRE**, a single man and **MANDEE POWELL**, a single woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **MANDY CASSIANO** and **ERIC CASSIANO**, wife and husband as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

David Walley's Resort, Aurora Building, Deluxe Unit, Even Year Use, Inventory ID 17-018-38-81, Genoa, NV 89411. See Exhibit "A" attached hereto and by this reference made a part hereof.

**SHEILA McGUIRE**, wife of **BRIAN McGUIRE** herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which she may have or be presumed to have in the above described property.

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.

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL BUT SUCH COUNTERPART TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

**This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.**



Dated: May 25, 2011

Brian McGuire  
Brian McGuire

Sheila McGuire  
Sheila McGuire

\_\_\_\_\_  
Mandy Cassiano

State of Wyoming }  
County of Uinta } ss.

This instrument was acknowledged before me on May 26, 2011 (date)

by: Brian McGuire

Signature: Jeri Crompton  
Notary Public

State of Wyoming }  
County of Uinta } ss.

This instrument was acknowledged before me on May 26, 2011 (date)

by: Sheila McGuire

Signature: Jeri Crompton  
Notary Public

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by: Mandy Cassiano

Signature: \_\_\_\_\_  
Notary Public





Inventory No.: 17-018-38-81

**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 1/2142<sup>nd</sup> 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 (W1/2 NE1/4) 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 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 Nos. 0466255, 0485265, 0489957, 0509920 and 0521436, 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.

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 Relocation recorded on May 26, 2006, in Book 0506 at Page 10729, as Document No. 0676008; and Access Easement recorded on July 26, 2006, in Book 0706 at Page 9371, as Document No. 0680633, all of Official Records, Douglas County, Nevada.

A Portion of APN: 1319-15-000-025