

A portion of
Assessor's Parcel Number: 1314-15-000-020

Recording Requested By:

Name: Lakeside Closing Service LLC

Address: PO Box 135337

City/State/Zip Clermont, FL 34713

Real Property Transfer Tax: \$5.85

DOC # 809336
09/19/2012 01:11PM Deputy: PK
OFFICIAL RECORD
Requested By:
Lakeside Closing Service
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-912 PG-4341 RPTT: 5.85



\$ _____

WARRANTY DEED

(Title of Document)

MAIL TAX STATEMENTS TO:
Memorable Vacations LLC
PO Box 138039
Clermont, FL 34713

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.



Prepared by and Return To:
Lakeside Closing Service, LLC
PO Box 135337
Clermont, FL 34713

A portion of APN: 1319-15-000-020
RPTT: \$5.85

Warranty Deed

This Deed made the 7th day of October, 2011, between Neita Montague and Mark Montague, Wife and Husband, as Joint Tenants with Rights of Survivorship, Whose post office address is 7840 Tamara Road, Reno, NV 89500 grantor and Memorable Vacations, LLC, A Florida Corporation, whose post office address is PO Box 138039, Clermont, FL 34713, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Douglas County, Nevada to-wit:

The Timeshare unit described below is at the resort commonly known as **David Walley's Resort**

See Attached "Exhibit A"

TOGETHER with a remainder over in fee simple absolute, as tenant in common with the owners of all the Unit Weeks in the hereafter described Condominium Parcel in that Percentage interest determined and established by Exhibits or successor exhibit, to the aforesaid Declaration of Condominium for the following described real estate located in the County of Douglas and the State of Nevada as follows:

Grantee shall not be deemed a successor or assign of Grantor's rights of obligations under the aforescribed Plan or any instrument referred to therein. Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, and conditions and provisions set forth and contained in the Plan, including, but not limited to, the obligation to make payment for assessments or the maintenance and operation of the Resort Facility which may be levied against the above described Time Share Interest.

This Conveyance is made Subject to the following:

1. Property taxes for current and all subsequent years;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens set forth and contained in the Plan and all instruments therein referred to as may be subsequently amended;
4. All of the covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record, if any, which may not affect the aforescribed property; and



- 5. Perpetual easements for encroachments now existing or hereafter existing caused by the settlement of improvements or caused by minor inaccuracies in building or rebuilding.

The benefits and obligations hereunto shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or plural, as context requires.

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.

And the Grantor does hereby fully warrant the title to said property and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor(s) has hereunto set the Grantor's hand and seal the day and year first above written.

Grantor: Neita Montague
Neita Montague

Witness: Ikene Puri
Printed Name: Ikene Puri

Grantor: Mark Montague
Mark Montague

Witness: Kaylyn Bogart
Printed Name: Kaylyn Bogart

State of Nevada

County of Washoe

On this 7th day of October, 2011, before me, Sarah Briody, Notary Public, personally appeared Neita Montague and Mark Montague 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 signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public: Sarah Briody

My Commission Expires 9-1-15

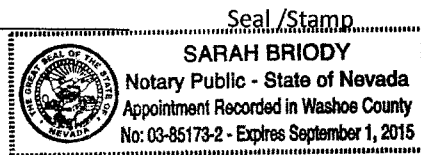




EXHIBIT A

Inventory No.: 17-071-04-01

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 052120 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.

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