

DOC # 829718
08/29/2013 10:31AM Deputy: SG

OFFICIAL RECORD

Requested By:
Stewart Title Vacation Own
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-813 PG-7947 RPTT: 7.80



A.P.N. #	A ptn of 1319-15-000-015
R.P.T.T.	\$ 7.80
Escrow No.	20139200- TS/AH
Title No.	None
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Walley's P.O.A. P.O. Box 158 Genoa, NV 89411	
When Recorded Mail To:	
William Fraire and Elvira Fraire 319 - 8 th St. Greenfield, CA 93927	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JAMES C. HAMMER**, Trustee of **THE JAMES C. HAMMER TRUST**, dated December 8, 2008 and **KATHLEEN GALLAGHER**, who acquired title as **KATHLEEN A. HAMMER**, an unmarried woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **WILLIAM FRAIRE** and **ELVIRA FRAIRE**, husband and wife 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, Bodie Building, Every Year Use, Inventory ID 17-054-20-01, Genoa, NV 89411. See Exhibit "A" attached hereto and by this reference made a part hereof.

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 COUNTERPARTS 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: 8/22/2013

James C. Hammer, Trustee

Kathleen Gallagher
Kathleen Gallagher

State of _____ }
County of _____ } ss.

This instrument was acknowledged before me on _____ (date)

by: James C. Hammer, Trustee

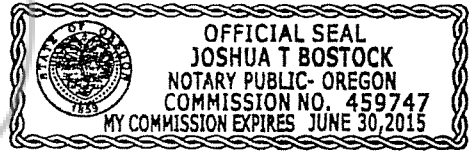
Signature: _____
Notary Public

State of Oregon }
County of Deschutes } ss.

This instrument was acknowledged before me on 8/22/13 (date)

by: Kathleen Gallagher

Signature: _____
Notary Public





Inventory No.: 17-054-20-01

**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 1/1989th 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. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, at Page 467, as Document No. 0502689, 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, at Page 3250, as Document No. 0449574, 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, 0489957, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT each 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 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: 1319-15-000-015