

DOUGLAS COUNTY, NV

2014-850563

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

10/08/2014 03:29 PM

STEWART VACATION OWNERSHIP RIVERSIDE

KAREN ELLISON, RECORDER

APN: Portion of 1319-22-000-21

R.P.T.T. \$ 1.95

Recording Requested By And  
When Recorded Mail To:

Stewart Vacation Ownership  
7065 Indiana Avenue, #310  
Riverside, CA 92506

**Mail Tax Statements To:**

Walley's Property Owners Association  
c/o Trading Places International  
25510 Commercentre Dr., #100  
Lake Forest, CA 92630


Ref No.: 187611 / Order No.: 58802

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Brian D. Chandler, an unmarried man and Kris M. Chandler, an unmarried woman, as joint tenants (who acquired title as husband and wife), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Walley's Property Owners Association, a Nevada non-profit corporation all that real property situate in the County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this 24 day of SEPTEMBER, 2014

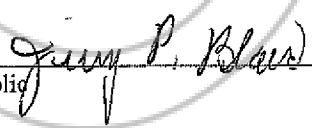
BY:   
Brian D. Chandler

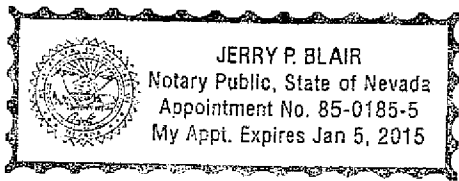
BY: SIGNED IN COUNTERPART  
Kris M. Chandler

STATE OF Nevada }  
COUNTY OF Douglas } SS

On September 24, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian D. Chandler and Kris M. Chandler, personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed the same.

WITNESS my hand and official seal.

 (Seal)  
Notary Public



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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this 22 day of September, 2014

SIGNED IN COUNTERPART

BY: \_\_\_\_\_  
Brian D. Chandler

BY: Kris M. Chandler  
Kris M. Chandler

STATE OF NEVADA }  
COUNTY OF DOUGLAS }SS

On Sept. 22, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian D. Chandler and Kris M. Chandler, personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed the same.

WITNESS my hand and official seal.

Karen Williams (Seal)  
Notary Public

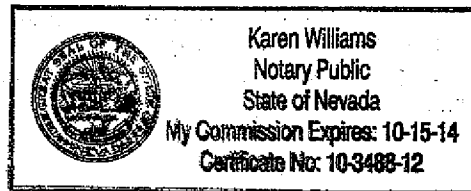


Exhibit "A"  
LEGAL DESCRIPTION  
FOR  
DAVID WALLEY'S RESORT

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

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 1/1071<sup>st</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 (W ½ NE ¼) 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; then North 35°00'00" East 22.55 feet; then 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 of 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, 04852265, 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 each year** in accordance with said Declaration.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and 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.

**Inventory No.: 17-005-43-01**

**State of Nevada  
Declaration of Value**

1. Assessor(s) Parcel Number(s)  
 a) Portion of 1319-22-000-21  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other: Timeshare

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$500.00  
 Deed in Lieu of Foreclosure Only (value of property): \_\_\_\_\_  
 Transfer Tax Value: \$500.00  
 Real Property Transfer Tax Due: \$1.95

4. If Exemption Claimed:  
 a) Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b) Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest. Percentage being transferred: 100%

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]  
 Signature: [Signature]

Capacity: Authorized Agent  
 Capacity: Authorized Agent

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Brian D. Chandler / Kris M. Chandler  
 Address: 1352 Leonard Rd. / P.O. Box 201  
 City: Gardnerville / Zephyr Cove  
 State: NV Zip: 89460 / 89448

Print Name: Walley's Property Owners Association  
 Address: c/o TPI, 25510 Commercentre Dr., #100  
 City: Lake Forest  
 State: CA Zip: 92630

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Stewart Vacation Ownership Title # 58802  
 Address: 7065 Indiana Avenue, #310  
 City: Riverside State: CA Zip: 92506

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)