

APN# 1319-15-000-020

DOUGLAS COUNTY, NV
RPTT:\$1.95 Rec:\$17.00
\$18.95 Pgs=4
DUNCAN REALTY & ESCROW
KAREN ELLISON, RECORDER

2014-853754

12/04/2014 10:35 AM

Document Prepared By:
When Recorded return to:
Marzia Sheriff
10055 Trailside Ct.
Reno, NV 89511

Mail Tax Statements To:
David Walley's Resort Hot Springs & Spa
2001 Foothill Road
Genoa, Nevada 89411

GRANT, BARGAIN, SALE DEED

THIS DEED: Made and entered into this 11 day of November, 2014, by and between **Marzia I. Sheriff, Trustee of The Marzia Imran Sheriff Trust**, dated **March 19, 2005**, whose address is: 10055 Trailside Ct., Reno, NV 89511, **GRANTOR**, herein and **Eustache Tsakris, an Unmarried Person, as Tenant in Severalty**, of the Country of Canada, **GRANTEE**, herein:

Grantee's mailing address: 303-400 Jarry O, Montreal, Quebec, Canada H3N 2X8

WITNESSETH, that the said Grantor, for and in consideration of the sum of **FIVE HUNDRED DOLLARS (\$500.00)** paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee the following described Real Property lying, being and situate in the County of Douglas, State of Nevada:

Unit Type: 2bd, Phase 3, Inventory Control No.: 36023083092
Alternate Year Time Share: Even

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and 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 No. 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 THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

Exhibit "A"

**LEGAL DESCRIPTION
FOR
DAVID WALLEY'S HOT SPRINGS RESORT & SPA**

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

An undivided fee simple ownership interest in and to the following described Time Share Interest that has been created at David Walley's Hot Springs Resort and Spa located in Douglas County, Nevada and more fully described within that certain Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort that has been filed of record on August 27, 2001 with the recorder in and for Douglas County, Nevada in Book 0801, Page 6980, as amended:

Unit Type: 2BD Phase: 3 Inventory Control No. : 36023083092

Alternate Year Time Share: Even First Year Use: 2016

If acquiring a Time Share Interest in **Phase III**, BUYER will receive fee title to a **1/1224th undivided interest** (if annually occurring) or a **1/2448th undivided interest** (if biennially occurring) in said Phase.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-15-000-020
 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
 Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 500.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 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 N/A
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares 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] Capacity Agent
 Signature [Signature] Capacity Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Marzia J. Sherif
 Address: 10055 Trailside Ct.
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Eustachia Tsakris
 Address: 303-400 Jarry O.
 City: Montreal, QC, Canada
 State: _____ Zip: H3N 2X8

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

Print Name: Duncan Realty + Escrow Escrow #: 20141003
 Address: 529 Samuel St.
 City: Davenport State: FL Zip: 33897