

DOUGLAS COUNTY, NV

2014-854237

RPTT:\$5.85 Rec:\$16.00

\$21.85 Pgs=3

12/12/2014 08:27 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-15-000-020 ptn

Recording requested by:
Raymond P. Richard
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 80102214001

Mail Tax Statements To: Scott V. Mara, 1335 Tata Lane, South Lake Tahoe, California 96150
Inventory No.: 17-070-26-01
Consideration: \$1050.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Raymond P. Richard, a Married Man, as His Sole and Separate Property, whose address is c/o 8545 Commodity Circle, Orlando, FL 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Scott V. Mara, a Single Man, whose address is 1335 Tata Lane, South Lake Tahoe, California 96150, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as David Walley's Resort, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 12/12/2014

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Carty
Witness #1 Sign & Print Name:

Carmen Carty

R P Richard
Raymond P. Richard
by John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith.

MP
Witness #2 Sign & Print Name:

MELANIE PROW

STATE OF Florida) SS
COUNTY OF Orange)

On 12-12-14, before me, the undersigned notary, personally appeared John Hutchinson, as the true and lawful attorney in fact under that power of attorney recorded herewith for Raymond P. Richard, a Married Man, as His Sole and Separate Property, 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.

WITNESS my hand and official seal.

SIGNATURE: MP

MELANIE PROW

My Commission Expires: 1-16-16



Exhibit "A"

File number: 80102214001

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 the 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. 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 0521436, and that Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003 in the Office of the Douglas County Recorder as Document No. 0582120 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 for 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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-15-000-020 ptn _____
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | | |
|---|--|----------------------------------|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex | Book: _____ Page: _____ |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l | Date of Recording: _____ |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home | Notes: _____ |
| <input checked="" type="checkbox"/> Other TIMESHARE | | |

3. a. Total Value/Sales Price of Property \$ 1,050.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 1,050.00
 d. Real Property Transfer Tax Due \$ 5.85

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %
 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 _____ Capacity AGENT
 Signature _____ Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: RAYMOND P RICHARD
 Address: 8545 COMMODITY CIRCLE
 City: ORLANDO
 State: FL Zip: 32819

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: SCOTT V MARA
 Address: 1335 Tata Lane
 City: South Lake Tahoe
 State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: TIMESHARE CLOSING SERVICIES Escrow #: 80102214001
 Address: 8545 COMMODITY CIRCLE
 City: ORLANDO State: FL Zip: 32819