

Prepared By  
Tracy Newsom, Agent  
And Return To:  
Timeshare Trade Ins, LLC  
10923 W. St. Hwy 176  
Walnut Shade, MO 65771

Mail Tax Statements To:  
Timeshare Trade Ins, LLC  
10923 W. St. Hwy 176  
Walnut Shade, MO 65771

APN: 1319-15-000-030



00006014201508551970040045

KAREN ELLISON, RECORDER

## QUIT CLAIM DEED

Contract # DWR-DS7100042

On this 28<sup>th</sup> day of May, 2014, Richard J. LaRowe and Yvonne L. LaRowe, husband and wife as joint tenants with right of survivorship, Grantors, whose mailing address is **853 Leith Court, Lincoln, California 95648**, for and in consideration of ten dollars (\$10.00), does by these presents **REMISE, RELEASE AND FOREVER QUITCLAIM** unto **Timeshare Trade Ins, LLC**, Grantee, whose address is 10923 W. State Hwy 176, Walnut Shade, MO 65771, and Grantees heirs and assigns, the following real estate:

**David Walley's Resort    County of Douglas    State of Nevada**

**Described on Exhibit "A"**

TOGETHER with, 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 reservation 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 Number 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;

This Quit Claim deed is made and given in order to show that the grantors have remised, released and quit claimed any claim to the real estate described above, and waived and released any marital or homestead rights he may therein.

**TO HAVE AND TO HOLD**, the same, with the rights, immunities, privileges, and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever: so that neither Grantors, nor Grantor's heirs, nor any other person or persons for Grantors or in Grantor's name or behalf, shall claim or demand any right or title to these premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

**Inventory No.:** 17-100-42-01

**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 1/204ths interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL K as shown on that Record of Survey for DAVID WALLEY'S filed for record with the Douglas County Recorder on July 26, 2006, in Book 0706, at Page 9384, as Document No. 0680634, 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 VII recorded on September 13, 2006 in the Office of the Douglas County Recorder as Document No. 0684379 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 set forth in Access Easement and Relocation recorded on May 26, 2006 in Book 0506 at Page 10729, as Document No. 0676008, Official Records of Douglas County, Nevada; and Access Easement recorded July 26, 2006, in Book 0706 at Page 9371, Document No. 0680633.

A Portion of APN: 1319-15-000-030

In Witness Whereof, Grantors have set their hand hereto.

Richard J. LaRowe  
Richard J. LaRowe

Yvonne L. LaRowe  
Yvonne L. LaRowe

Daniel Hardesty  
#1 Witness Signature

Barbara Hardesty  
#2 Witness Signature

Daniel Hardesty  
#1 Witness Printed Name

BARBARA HARDESTY  
#2 Witness Printed Name

ALL CAPACITY ACKNOWLEDGMENT

STATE OF CA

COUNTY OF Placer

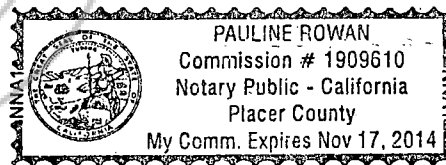
On this 28 day of May, 2014, before me Pauline Rowan, Notary Public  
(Name of Notary Public)

Personally appeared Richard J. LaRowe & Yvonne L. LaRowe  
Who 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.

I certify under PENALTY OF PERJURY under laws of the State of CA  
That the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Pauline Rowan  
Signature of Notary Public



ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN CLEAR AREA AND STAY INSIDE MARGINS.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1319-15-000-030  
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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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: \$ 2.55 / 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: \_\_\_\_\_ %

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 for 7571

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Richard J LaRoue  
Print Name: Yvonne L. LaRoue  
Address: 853 Leith Court  
City: Lincoln  
State: CA Zip: 95648

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Timeshare Trade Ins, LLC  
Address: 10923 W State Hwy  
City: Walnut Shade  
State: MO Zip: 65771

**COMPANY/PERSON REQUESTING RECORDING**  
(required if not the seller or buyer)  
Print Name: Timeshare Trade Ins, LLC Escrow # \_\_\_\_\_  
Address: 10923 W State Hwy 176  
City: Walnut Shade State: MO Zip: 65771

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