

DOUGLAS COUNTY, NV

2015-857193

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

02/19/2015 02:18 PM

STEWART VACATION OWNERSHIP RIVERSIDE

KAREN ELLISON, RECORDER

APN: Portion of 1319-15-000-022

**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

RefNo.: 192200 / Order No.: 62068

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That **Margaret F. Council**, a widow, 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 27 day of January, 2015

BY: Margaret F Council
Margaret F. Council

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Marin) ss.

On January 27, 2015 before me, Eliza Fell-Durkin, Notary Public, personally appeared Margaret F. Council, 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 the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature Eliza Fell-Durkin (Seal)



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 1/408^{ths} interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL H as shown on that Record of Survey to Support a Boundary Line Adjustment for Walley's Partners Ltd. Partnership, David Walley's Resort, a Commercial Subdivision, filed for record with the Douglas County Recorder on September 19, 2005, in Book 0905, at Page 6557, as Document No. 0655402, 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 No. 0466255, 0485265, 0489957, 0509920 and 0521436, and that Declaration of Annexation of Davis Walley's Resort Phase IV recorded on December 30, 2005 in the office of the Douglas County Recorder as Document No. 0664734 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a **TWO BEDROOM UNIT every other year in ODD-numbered years** 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 Abandonment Deed recorded September 20, 2002 in Book 0902, at Page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.

Inventory Number: 17-086-10-71

**State of Nevada
Declaration of Value**

1. Assessor(s) Parcel Number(s)
 a) Portion of 1319-15-000-022
 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]

Capacity: Authorized Agent

Signature: [Signature]

Capacity: Authorized Agent

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

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

Print Name: Margaret F. Council
 Address: 224 Emerystone Terrace
 City: San Rafael
 State: CA Zip: 94903

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 # 62068
 Address: 7065 Indiana Avenue, #310
 City: Riverside State: CA Zip: 92506

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