

DOUGLAS COUNTY, NV

2015-858150

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

03/11/2015 08:17 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-15-000-015 PTN

Recording requested by:
Thomas Michael Counts
a/k/a Thomas M. Counts
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67012715025

Mail Tax Statements To: John S. Dunagan, 43447 Mahogany St, Lancaster, California 93535
Inventory # 17-044-33-01
Consideration: \$ 500,00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Thomas Michael Counts a/k/a Thomas M. Counts and Deborah Anne Counts a/k/a Deborah A. Counts, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is c/o 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: John S. Dunagan, a Single Man, whose address is 43447 Mahogany St, Lancaster, California 93535, "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: 2-24-15

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

[Signature]
Witness #1 Sign & Print Name:
ANNA JEN BIRWORTH

Thomas M. Counts by Brad Holtel
THOMAS MICHAEL COUNTS a/k/a
THOMAS M. COUNTS
by Brad Holtel, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

Charlene Hockett
Witness #2 Sign & Print Name:
CHARLENE HOCKETT

Deborah A. Counts by Brad Holtel
DEBORAH ANNE COUNTS a/k/a
DEBORAH A. COUNTS
by Brad Holtel, as the true and lawful attorney in
fact under that power of attorney recorded herewith.

STATE OF Nevada) SS
COUNTY OF Clark

On 2/24/15, before me, the undersigned notary, personally appeared Brad Holtel, as the true and lawful attorney in fact under that power of attorney recorded herewith for THOMAS MICHAEL COUNTS a/k/a THOMAS M. COUNTS and DEBORAH ANNE COUNTS a/k/a DEBORAH A. COUNTS, Husband and Wife, as Joint Tenants with Right of Survivorship, 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: *[Signature]*

My Commission Expires: 11/26/16

J.A. NURDEEN
NOTARY Public STATE OF NEVADA
My Commission Expires 11/26/2016
No. 12-9565-1

Exhibit "A"

File number: 67012715025

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 1/1989th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 of the 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. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998, Page 3250 as Document No. 449574, Official Records, 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, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT each year in accordance with said Declaration.

Inventory # 17-044-33-01

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1319-15-000-015 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 <u>TIMESHARE</u> | | |

3. a. Total Value/Sales Price of Property \$ 500.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
c. Transfer Tax Value: \$ 500.00
d. 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: 100.00 %

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 [Signature] Capacity AGENT
Signature [Signature] Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: THOMAS M COUNTS
Address: 8545 COMMODITY CIRCLE
City: ORLANDO
State: FL Zip: 32819

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JOHN S DUNAGAN
Address: 43447 MAHOGANY ST
City: LANCASTER
State: CA Zip: 93535

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

Print Name: TIMESHARE CLOSING SERVICES Escrow #: 67012715025
Address: 8545 COMMODITY CIRCLE
City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED