

A portion of A. P. # 1319-15-000-020

R.P.T.T. \$1.95

Recording Requested By:  
InterCity Escrow Services  
5960 Inglewood Drive, Suite 125  
Pleasanton, CA 94588

**Mail Recorded Deed To:**

Starpoint Resort Group, Inc.  
PO Box 231300  
Las Vegas, NV 89105  
SPE1250/169601CA

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Michael S. Tullus and Mary E. Tullus, Husband and Wife as Joint Tenants with Right of Survivorship** in consideration of \$500.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Starpoint Resort Group, Inc., a Nevada corporation** all that real property situate in the City of Genoa, County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached hereto 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 2ND day of APRIL, 2015.

X Michael S. Tullus  
Michael S. Tullus

X Mary E. Tullus  
Mary E. Tullus

State of California )  
County of Fresno ) ss.

Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of Title has been made.

On April 2, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared **Michael S. Tullus and Mary E. Tullus**, personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that they/she/he executed the same.

Ashley Bruce  
Notary Public

please see attached ⓐ

**MAIL TAX STATEMENTS TO:**

Trading Places International, Inc.  
25510 Commercentre Drive, Suite #100, Lake Forest, CA 92630

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Fresno )

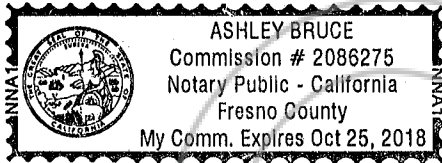
On April 2, 2015 before me, Ashley Bruce, Notary public  
Date Here Insert Name and Title of the Officer

personally appeared Michael S. Tullus & Mary E. Tullus  
Name(s) of Signer(s)

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 Ashley Bruce  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: grant, bargain, Sale Deed Document Date: 4.2.15  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

LEGAL DESCRIPTION  
FOR  
DAVID WALLEY'S RESORT

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of Title has been made.

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 1/1224<sup>th</sup> 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 that 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. 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 No. 0466255, 0485265, 0489957, 0509920 and 0521436, and that Declaration of Annexation of Davis Walley's Resort Phase III recorded on July 1, 2003 in the office of the Douglas County Recorder as Document No. 0582121 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 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(s) 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  
 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): ( 0.00)  
 Transfer Tax Value: \$0.00  
 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 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 *Michael S. Tullus*                      Capacity Agent

Signature \_\_\_\_\_                      Capacity \_\_\_\_\_  
**SELLER (GRANTOR) INFORMATION**                      **BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)                      (REQUIRED)

Print Name: Michael S. Tullus                      Print Name: Starpoint Resort Group, Inc.  
 Address: 2817 Browning Avenue                      Address: PO Box 231300  
 City: Clovis                      City: Las Vegas  
 State: CA                      Zip: 93611                      State: NV                      Zip: 89105

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Guaranty                      Escrow # 169601CA                      /SPE1250  
Company – Home Office  
Issue (Timeshare)  
 Address: 200 E Sandpointe Avenue, Suite 150 , Santa Ana, CA 92707

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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor(s) 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  
 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): ( 0.00)  
 Transfer Tax Value: \$0.00  
 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 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 \_\_\_\_\_

Signature [Handwritten Signature] Capacity Agent  
SELLER (GRANTOR) INFORMATION                      BUYER (GRANTEE) INFORMATION  
(REQUIRED)    (REQUIRED)

Print Name: Michael S. Tullus                      Print Name: Starpoint Resort Group, Inc.  
 Address: 2817 Browning Avenue                      Address: PO Box 231300  
 City: Clovis    City: Las Vegas  
 State: CA                      Zip: 93611                      State: NV                      Zip: 89105

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Guaranty                      Escrow #169601CA                      /SPE1250  
                     Company – Home Office  
                     Issue (Timeshare)  
 Address: 200 E Sandpointe Avenue, Suite 150 , Santa Ana, CA 92707

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