

DOUGLAS COUNTY, NV

2015-865065

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

06/24/2015 12:08 PM

TIMESHARE TRADE-INS INC

KAREN ELLISON, RECORDER

Prepared By
Tracy Newsom, Agent
And Return To:
Resort Closing Services
10923 St. Hwy 176 West
Walnut Shade, MO 65771

Mail Tax Statements To:
1862, LLC
3179 North Gretna Road
Branson, Missouri 65616

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

WARRANTY DEED

On this 5th day of June ,2015, **Timeshare Trade Ins, LLC, a Missouri limited liability company**, Grantor(s), whose mailing address is 10923 Highway 176 West, Walnut Shade, Missouri 65771, for and in consideration of ten dollars and other good and valuable consideration, does by these presents Grant, Bargain and Sell, Convey and Confirm unto the **1862, LLC, a Nevada Limited Liability Company**, Grantee, whose address is 3179 North Gretna Road, Branson, Missouri, 65616, and Grantees heirs and assigns, the following real estate in Douglas County, Nevada:

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

This Warranty deed is made and given in order to show that the grantors have remised, released and Warranty 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.

In Witness Whereof, Grantors have set their hand hereto.

Spence Willis
Spence Willis-Signing Officer for Timeshare Trade Ins, LLC

Shady Flippo
#1 Witness Signature

Shady Flippo
#1 Witness Printed Name

Kelley Cappleman
#2 Witness Signature

Kelley Cappleman
#2 Witness Printed Name

ALL CAPACITY ACKNOWLEDGMENT

STATE OF Missouri

COUNTY OF Taney

On this 17th day of June, 2015, before me Lisa L Burcham
(Name of Notary Public)

Personally appeared Spence Willis

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 Missouri
That the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Lisa L Burcham
Signature of Notary Public

Lisa L. Burcham
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County
Commission # 12306206
Exp. 2/22/2016

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

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-15-000-029
 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 RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 500
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ 520
 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: _____ %

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 _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Timeshare Trade Inv LLC
 Address: 10923 State Hwy 176 W
 City: Walnut Grove
 State: MO Zip: 65771

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: 1862 LLC
 Address: 3179 North Gretna Road
 City: Branson
 State: MO Zip: 65616

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: 1862 LLC Escrow # _____
 Address: 3179 North Gretna Road
 City: Branson State: MO Zip: 65616