

DOUGLAS COUNTY, NV

2015-865073

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

06/24/2015 12:15 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: 17-212-050
17-004-40-01

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

Inventory No: 17-004-40-01

See Exhibit "A"

TOGETHER with the 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 reservations and leases, if any, rights of way, agreements and the Declaration of Timeshare 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 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: 17-004-40-01

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 1/1071st interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL F: A parcel of land located within a portion of the West one-half of the Northeast one-quarter (W 1/2 NE 1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M.; a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937; thence South 57° 32' 32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80° 00' 00" East, 93.93 feet; thence North 35° 00' 00" East, 22.55 feet; thence North 10° 00' 00" West, 92.59 feet; thence North 80° 00' 00" East, 72.46 feet; thence South 10° 00' 00" East, 181.00 feet; thence South 80° 00' 00" West, 182.33 feet; thence North 10° 00' 00" West, 72.46 feet to the POINT OF BEGINNING.

(Reference is made to Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded on September 17, 1998 in Book 998, at Page 3261, as Document No. 449576.)

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, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a DELUXE UNIT each year in accordance with said Declaration.

A Portion of APN 17-212-05

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'/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)**

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

Print Name: Timeshare Trade Inv LLC
 Address: 10923 State Hwy 176 W
 City: Walnut Street
 State: MO Zip: 65771

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

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