

Prepared By and Record and Return To:
JRA Services, Inc.
P.O. Box 450027
Sunrise, FL 33345-0027

DOUGLAS COUNTY, NV
RPTT:\$11.70 Rec:\$17.00
\$28.70 Pgs=4
JRA SERVICES, INC.
KAREN ELLISON, RECORDER

2015-872309

11/06/2015 08:55 AM

Mail Tax Statements To:
Michael D. McGuirk and Lucille D. McGuirk
P.O. Box 462
Amador City CA 95601

Without the Benefit of Title Examination

APN: 1319-15-000-015

**DAVID WALLEY'S RESORT
QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, made this 29 day of October, 2015, by and between **RICHARD A. BROSNAN AND KELLI BROSNAN, HUSBAND AND WIFE, AND JOCELYNE G. BROSNAN, A SINGLE WOMAN** (hereinafter known as "Grantor"), whose post office address is: 193 North Wall Street, Meriden, CT 06450, and **MICHAEL D. McGUIRK AND LUCILLE D. McGUIRK, TRUSTEES OF THE McGUIRK FAMILY TRUST, DATED DECEMBER 12, 2005**, (hereinafter known as "Grantee"), whose post office address is: P.O. Box 462, Amador City CA 95601;

WITNESSETH:

That Grantor, in consideration for the sum of Three Thousand and 00/100 (\$3,000) DOLLARS, paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Grantee and Grantee's heirs and assigns, all the right, title, interest and claim which Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada, to wit:

See Exhibit "A" attached

IN WITNESS WHEREOF, the Grantor has executed this quit claim deed the day and year first above written.

Richard A. Brosnan
RICHARD A. BROSNAN

Kelli Brosnan
KELLI BROSNAN

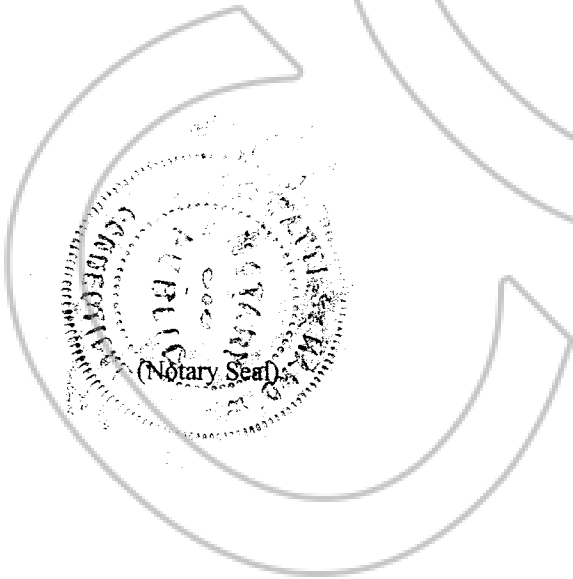
State of Connecticut
County of NEW HAVEN

I hereby certify that on this 29th day of October, 2015, before me, an officer duly authorized in MERIDEN CT to take acknowledgements, personally appeared Richard A. Brosnan and Kelli Brosnan, Husband and Wife, who has produced Drivers license as identification and who did not take an oath, and they acknowledged before me that they executed the foregoing for the purpose intended therein.

In Witness Whereof, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this 29th day of October, 2015.

Patti S. Hard
Signature of Notary Public

Patti S. Hard
Printed Name of Notary Public
My Commission Expires: 12/31/16



IN WITNESS WHEREOF, the Grantor has executed this quit claim deed the day and year first above written.




JOCELYNE G. BROSNAN

State of CONNECTICUT
County of NEW HAVEN

I hereby certify that on this 28 day of OCTOBER, 2015, before me, an officer duly authorized in MERIDEN, CT to take acknowledgements, personally appeared Jocelyne G. Bronson, A Single Woman, who has produced CT DRIVER LICENSE as identification and who did not take an oath, and she acknowledged before me that she executed the foregoing for the purpose intended therein.

In Witness Whereof, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this 28 day of OCTOBER, 2015.



Signature of Notary Public

AMRITA CHANDARPAL

Printed Name of Notary Public
My Commission Expires: _____

AMRITA CHANDARPAL
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 30, 2017



(Notary 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 1/1989st 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. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, at Page 467, as Document No. 0502689, 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, at Page 3250, as Document No. 0449574, 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 0449993, and as amended by Document Nos. 0466255, 04852265, 0489957, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one **Use Period** within a **PREMIUM UNIT** each year in accordance with said Declaration.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation recorded on May 26, 2006, in Book 0506 at Page 10729, as Document No 0676008, and Access Easement recorded on July 26 2006, in Book 0706 at Page 9371, as Document No. 0680633, all of Official Records, Douglas County, Nevada.

Inventory No: 36022059250

Owner #:190831

A Portion of APN: 1319-15-000-015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-15-000-015
 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
 Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 3,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 3,000.00
 d. Real Property Transfer Tax Due \$ 11.70

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 X Richard A. Brosnan Capacity: Grantor

Signature X Kelli Brosnan Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard A. and Kelli Brosnan
 Address: 143 North Wall Street
 City: Meriden
 State: CT Zip: 06450

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael D. McGuirk and Lucille D. McGuirk, Trustees of The Michael D. McGuirk & Lucille D. McGuirk Family Trust
 Address: P.O. Box 462
 City: Amador City
 State: CA Zip: 95601
DA 12/12/05

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

Print Name: JRA Services, Inc. / Janet A. Escrow # _____
 Address: P.O. Box 45027
 City: Sunrise State: FL Zip: 33345