

DOUGLAS COUNTY, NV

2015-872884

RPTT:\$3.90 Rec:\$16.00

\$19.90 Pgs=3

11/17/2015 02:19 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-15-000-023
R.P.T.T.	\$ 3.90
Escrow No.	20151614- TS/AH
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Walley's P.O.A. P.O. Box 158 Genoa, NV 89411	
When Recorded Mail To:	
Viorel Tirziu and Valeria Tirziu 3053 Scotland Dr. Antelope, CA 95843	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RICHARD V. BASIL, JR.**, Trustee of the **RICHARD & KATHLEENE BASIL FAMILY TRUST**, created April 28, 2004 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **VIOREL TIRZIU** and **VALERIA TIRZIU**, husband and wife as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

David Walley's Resort, Dillon Building, Every Year Use, Inventory ID 17-090-24-01, Genoa, NV 89411. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/13/15

RICHARD & KATHLEENE BASIL FAMILY
TRUST, created April 28, 2004

Richard V. Basil, Jr.
Richard V. Basil, Jr., Trustee

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

ACKNOWLEDGMENT

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 Los Angeles)

On November 13 2015 before me, NATALY HEILKE, Notary Public
(insert name and title of the officer)

personally appeared RICHARD V. BASIL, JR.,
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 [Handwritten Signature] (Seal)

Inventory No.: 17-0990-24-01

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 1/204th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL I as shown on that Record of Survey for DAVID WALLEY'S RESORT (a commercial subdivision), WALLEY'S PARTNERS LTD. PARTNERSHIP, filed for record with the Douglas County Recorder on May 26, 2006, in Book 0506, at Page 10742, as Document No. 0676009, 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 V recorded on May 26, 2006 in the Office of the Douglas County Recorder as Document No. 0676055 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 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.

A Portion of APN: 1319-15-000-023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-15-000-023
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

3. Total Value/Sales Price of Property _____ \$1,000.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$1,000.00
 Real Property Transfer Tax Due: _____ \$3.90

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 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: Richard V. Basil, Jr. Capacity: Grantor
 Richard V. Basil, Jr., Trustee

Signature: _____ Capacity: Grantee
 Viorel Tirziu

SELLER (GRANTOR) INFORMATION

Print Name: Richard V. Basil, Jr., Trustee
 Address: 22511 Ballinger St.
 City/State/Zip Chatsworth, CA 91311

BUYER (GRANTEE) INFORMATION

Print Name: Viorel Tirziu
 Address: 3053 Scotland Dr.
 City/State/Zip Antelope, CA 95843

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Vacation Ownership Escrow No 20151614- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706