

Mail Tax Statements to:  
Debra Diane Kagawa and Brian Douglas Kagawa  
1055 Curtis St  
Albany, CA 94706  
Please return to:  
Legacy Adventures Inc.  
25010 Oakhurst Dr Ste 100  
Spring, TX 77386  
Prepared by:  
Mattie Jean Gammon  
1455 Vulgamore Pl  
Reno, NV 89509  
APN # 1319-15-000-015

DOUGLAS COUNTY, NV  
RPTT:\$1.95 Rec:\$16.00  
\$17.95 Pgs=3  
LEISURE GETAWAYS INC  
KAREN ELLISON, RECORDER

2015-874539

12/28/2015 09:42 AM

**DAVID WALLEY'S RESORT  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 22 day of December, 2015 between **Mattie Jean Gammon**, Grantor, whose address is 1455 Vugamore Pl, Reno, NV 89509 and **Debra Diane Kagawa and Brian Douglas Kagawa**, As Joint Tenancy, Grantee, whose address is 1055 Curtis St, Albany, CA 94706.

**WITNESSETH:**

That Grantor, in consideration of the sum of **One Hundred Ninety Five Dollars (\$195.00)**, lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and reminders, 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, right 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;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

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

Grantor(s):

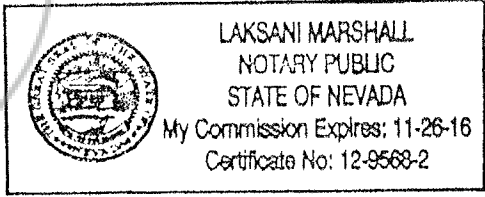
Mattie Jean Gammon  
Mattie Jean Gammon

NEVADA  
~~State of California~~ )  
County of WASHOE )ss.  
)

On this 22<sup>nd</sup> day of December 2015, before me, Laksani Marshall Notary Public, personally appeared **Mattie Jean Gammon**, who proved to me on the basis of satisfactory evidence to be person(s) whose name(s) is/are subscribe to the within instrument and acknowledged to me that acknowledged to me that he/she/their authorized capacity(ies) and that by his/her/their signature(s) in the instruments the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Laksani Marshall  
NOTARY PUBLIC SIGNATURE  
LAKSANI Marshall  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/26/16



NOTARY STAMP MUST STAY WITHIN MARGINS AND NOT ON ANY WRITING

Inventory No.: 17-037-15-01

**EXHIBIT "A"**

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 1/1989<sup>th</sup> 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. 501638, and be Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as document No. 502689, 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, Page 3250 as Document No. 449574, 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 No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT each year in accordance with said Declaration.

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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other Time Share

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 195.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 1.95  
 d. Real Property Transfer Tax Due \$ 195.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00 %

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 for Seller

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Mattie Jean Gammon  
 Address: 1455 Vugamore Pl  
 City: Reno  
 State: NV      Zip: 89509

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

Print Name: Debra and Brian Kagawa  
 Address: 1055 Curtis St  
 City: Albany  
 State: CA      Zip: 94706

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

Print Name: Legacy Adventures Inc/ Atena Copas      Escrow #: \_\_\_\_\_  
 Address: 25010 Oakhurst Dr Ste100  
 City: Spring      State: TX      Zip: 77302