

16

✓ Woodburn & Wedge
P. O. Box 2311
Reno NV 89505

A.P.N. 17-007-10-01
A portion of A.P.N. 17-212-050



KAREN ELLISON, RECORDER E07

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between JOSEPH DAVIS, a single man (hereinafter referred to as "Grantor"), and JOSEPH F. DAVIS, Trustee of THE JFD LIVING TRUST, dated January 12, 2016 (hereinafter referred to as "Grantee").

WITNESSETH:

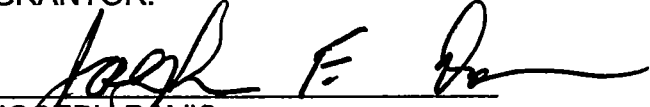
WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to his successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the **County of Douglas**, State of Nevada, and more particularly described on Exhibit A attached hereto.

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which he may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed these presents this 15 day of January 2016.

GRANTOR:



JOSEPH DAVIS

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 1/1071st 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 ½ NE ¼) 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.)

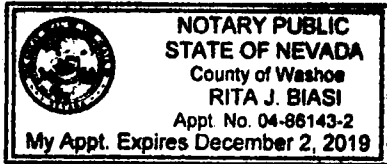
Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document No. 0466255, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a PREMIUM UNIT each year in accordance with said Declaration.

**A.P.N. 17-007-10-01
A portion of A.P.N. 17-212-050**

Notary Acknowledgment

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

This instrument was acknowledged before me on January 15, 2016, by JOSEPH DAVIS.



Rita J. Biasi

NOTARY PUBLIC

**Recording Requested by
and Return to:**
Jason C. Morris, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, NV 89505

Send Tax Statements To Grantee:
JOSEPH F. DAVIS, Trustee
THE JFD LIVING TRUST
3685 Ormsby Lane
Washoe Valley, NV 89704

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 17-007-10-01
 b) (Portion of) 17-212-050
 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: <u>TD Trust Verified</u>	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Conveyance to Personal Trust Without Consideration

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 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 Angel Radley Capacity Legal Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Joseph Davis
 Address: 3685 Ormsby Lane
 City: Washoe Valley
 State: NV Zip: 89704

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Joseph F. Davis, Trustee
 Address: 3685 Ormsby Lane
 City: Washoe Valley
 State: NV Zip: 89704

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Woodburn and Wedge Escrow # n/a
 Address: 6100 Neil Rd. #500
 City: Reno State: NV Zip: 89511

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