

DOUGLAS COUNTY, NV

2016-876730

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

02/12/2016 12:50 PM

TANYAS TIMESHARE COMPANY

KAREN ELLISON, RECORDER

Recording Requested By:
Tanya's Timeshare Company, LLC

Return this recorded deed to:
Tanya's Timeshare Company, LLC
1712 Pioneer Ave Ste 1833
Cheyenne, WY 82001

Mail Tax Statements to:
Mardi Lester
1377 Hastings Ln
Gardnerville, NV 89410

(for county recorder use only)

DAVID WALLEY'S RESORT
QUIT CLAIM DEED

APN: 1319-15-000-020

This **QUIT CLAIM DEED**, Executed this 12th day of February, 2016, by the Grantor, **Tanya's Timeshare Company LLC, a Wyoming Limited Liability Company** whose mailing address is 1712 Pioneer Ave Ste 1833 Cheyenne, WY 82001 to the Grantee, **Mardi Lester, a single woman** whose mailing address is 1377 Hastings Ln Gardnerville, NV 89410.

WITNESSETH: That the said Grantor, in consideration of the Sum of Five Hundred Dollars (\$500.00) and other valuable consideration to its paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel land, situate, lying and being in the **County of Douglas, State of Nevada** to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate right, title, interest, lien, equity and claim whatsoever for the said Grantee, either in law or equity to the only proper use, benefit and behoof of the said Grantor forever.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written

RA
Latonya Rene Hueso, Managing Member
Tanya's Timeshare Company, LLC (Grantor)

Latonya Rene Hueso
Printed Name (Grantor)

WITNESSES:

Lisa Williams
Signature Witness 1
LISA WILLIAMS
Printed Name Witness 1

[Signature]
Signature Witness 2
Ara Smith
Printed Name Witness 2

State of Tx
County of Webb

On Feb 12th 2016, before me Roberto Rodriguez, the undersigned Notary Public in and for said State, personally appeared **Latonya Rene Hueso, Managing Member of Tanya's Timeshare Company, LLC** personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed the same.

WITNESS my hand and official seal

[Signature]
Notary Public (seal)

My commission expires _____

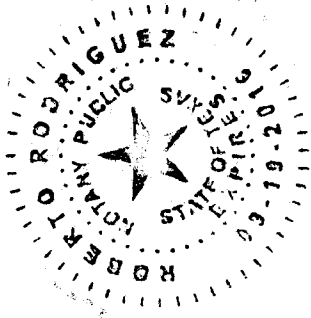
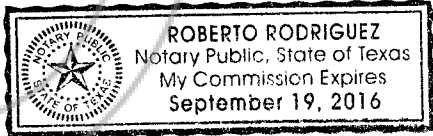


EXHIBIT "A"

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 1/2448th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL G as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002 in the Office of the Douglas County Recorder as Document No. 0552536, adjusting that Record of Survey recorded April 29, 2002 as Document No. 0540898, pursuant to that 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, Page 467, as Document No. 0502689, 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 III recorded on July 1, 2003 in the Office of the Douglas County Recorder as Document No. 0582120 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a TWO BEDROOM UNIT every other year in EVEN- numbered years 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 Abandonment Deed recorded September 20, 2002 in Book 0902, at Page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.

A Portion of APN: 1319-15-000-020

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1319-15-000-020
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input checked="" type="checkbox"/>	Other <u>Timeshare</u>		

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$ 500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	<u>\$ 500.00</u>
Real Property Transfer Tax Due:	<u>\$ 1.95</u>

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 [Signature] Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Tanya's Timeshare Company LLC
 Address: 1712 Pioneer Ave Ste 1833
 City: Cheyenne
 State: WY Zip: 82001

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Mardi Lester
 Address: 1377 Hastings Ln
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)