DOUGLAS COUNTY, NV

2016-877547

RPTT:\$1.95 Rec:\$15.00 \$16.95

Pgs=2

03/02/2016 10:06 AM

STEWART VACATION OWNERSHIP RIVERSIDE

KAREN ELLISON, RECORDER

APN: Portion of 1319-15-000-020 R.P.T.T. \$ 1.95

Recording Requested By And When Recorded Mail To: Stewart Vacation Ownership 11870 Pierce St., Suite 100 Riverside, CA 92505

Mail Tax Statements To:

Walley's Property Owners Association c/o Trading Places International 25510 Commercentre Dr., #100 Lake Forest, CA 92630

Ref No.: 191941 / Order No.: 70688

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Anita Biedermann, a single woman, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Walley's Property Owners Association, a Nevada non-profit corporation all that real property situate in the County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part

стотяль дваня Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this 25 day of

Anita Biedermann

STATE OF

COUNTY OF FREE LOCK

as the land of the appeared Anita Biedermann, 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.

Notary Public

GEORGIANA L WADDING Notary Public, Minnesota My Comm. Expires Jan 31, 2020

## 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:

An undivided 1/2448<sup>th</sup> 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 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 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.: 17-079-42-81

## State of Nevada Declaration of Value

	Assessor(s) Parcel Number(s)					. ( )		
	a) _	Portion of 1319-15-000-020				\ \		
	b) _						\ \	
	c) _	-			<del></del>		\ \	
	d) -	<del></del>			<del></del>		_ \ \	
2.	Туре	of Property:				FOR	RECORDER'S OPTIONAL USE ONLY	
	a)	☐ Vacant Land	b)	☐ Single Fam. Re	s.	Docu	ıment/Instrument #:	
	c)	☐ Condo/Twnh:	se d)	□ 2-4 Plex		Book		
	e)	☐ Apt. Bldg.	f)	☐ Comm'l/Ind'l			of Recording:	
	g)	☐ Agricultural	h)	☐ Mobile Home		Note	s:	
	i)	☑ Other: <u>Tim</u>	eshare	···			_ \ \	
3.	Total	Value/Sales Pric	e of Pror	nertv			\$500.00	
	Deed in Lieu of Foreclosure Only (value of property):					<u></u>	3300.00	
	Transfer Tax Value:						\$500.00	
	Real Property Transfer Tax Due:					Marine Control	\$1.95	
						100		
4.	If Exemption Claimed:							
	a) Transfer Tax Exemption, per NRS 375.090, Section:							
	b)							
	_							
5.	Partia	al Interest. Per	centage 1	being transferred:	100%			
						. \		
! <b></b>	The	undersigned decl	re(s) and	acknowledges, under	penalty of per	jury, p	ursuant to NRS 375.060 and NRS 375.110, that the in be supported by documentation if called upon to	
							t disallowance of any claimed exemption, or other	
							e plus interest at 1% per month. Pursuant to NRS	
				intly and severally lial				
		LVIA	$\Lambda \Lambda \Lambda$	10	/			
Signat	ture	THE REPORT OF THE PERSON OF TH		-	Capaci	ity	Authorized Agent	
Signat	ture	<u> </u>	MA	M	Capaci	ity	Authorized Agent	
<u>s</u>	ELLE	R (GRANTOR)		<u>IATION</u>		BU	YER (GRANTEE) INFORMATION	
- /		(REQUIRE	<u>D)</u>				(REQUIRED)	
Print N		Anita Biederma			Print N		Walley's Property Owners Association	
Addres	ss:	1309 Saint Josep	ı Ave.		Addres	ss:	c/o TPI, 25510 Commercentre Dr., #100	
City:	\	Albert Lea			City:		Lake Forest	
State:	1	MN Zip:	56007	///	State:		CA Zip: 92630	
COM	DANU	//PERSON REOI	IESTING	RECORDING (requ	nired if not se	ller or	· huver)	
Print?	%	7%			Title #		688	
Addre	796	11870 Pierce S	the state of the s					
City:		Riverside		State: CA			Zip: 92505	
•			UBLIC		RM MAY BE	RECO	ORDED/MICROFILMED)	