

A portion of APN# **1319-15-000-029**
David Walley's Resort
Actual/True Consideration \$500.00
Inventory Control No: 0609513A

DOUGLAS COUNTY, NV
RPTT:\$1.95 Rec:\$16.00
\$17.95 Pgs=3
GREATWAY SERVICES
2016-878727
03/30/2016 09:45 AM
KAREN ELLISON, RECORDER

Recording Requested by and Return Deed to:
GreatWay Services
117 N. Massey Blvd.
Nixa, MO 65714

Deed Prepared By:
Andrea C. Gray
5232 Scarborough
Dallas, TX 75287

Mail Tax Statements to:
Walley's Property Owners Association
P.O. Box 158
Genoa, NV 89411

GRANT,BARGAIN,SALE DEED

THIS DEED, made this 15th day of March, 20 16 by and between Andrea C. Gray, sole surviving spouse, Andrea C. Gray and James M. Gray were living together as husband and wife at the time of James M. Gray's death on 09/11/2011, please refer to the Affidavit of Continuous Marriage and Death Certificate filed as Document #2016-878724, whose address is 5232 Scarborough, Dallas, TX 75287, Grantor(s) to Lance Cheatham, a married man as his sole and separate property, as Grantee(s) whose address is 17555 Hwy 155, Flint, TX 75762.

WITNESSETH

That the Grantor, in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property situated in Douglas County, 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 remainders, 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 Declaration of Time Share 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.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Logan Keck
Witness:

Logan Keck
Print Name

Ryan A. Kent
Witness:

Ryan A. Kent
Print Name

Andrea C. Gray
Andrea C. Gray

STATE OF Texas)
COUNTY OF Hill) ss.

On this 15 day of March, 2016, before me (insert NAME and TITLE of OFFICER) Cheryl Williams, Notary Public, personally appeared (insert name of signatory(ies))

Andrea C. Gray, 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 by 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Cheryl Williams
Signature

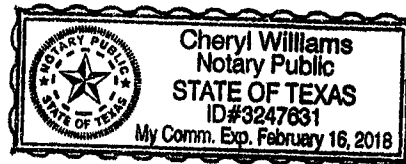


EXHIBIT "A"

Inventory No: 0609513A
Unit Type: 2 Bedroom
Type of Timeshare Interest: Annual

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:

ADJUSTED PARCEL J 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 July 26, 2006, in Book 0706, at Page 9384, as Document No. 0680634, 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 VI recorded on August 8, 2006 in the Office of the Douglas County Recorder as Document No. 0681616 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 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.

END OF EXHIBIT "A"

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-15-000-029 _____
- 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:

	\$ 500.00
Deed in Lieu of Foreclosure Only (value of property)	\$ 0.00
Transfer Tax Value:	\$ 500.00
Real Property Transfer Tax Due:	\$ 1.95

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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 Gillian McCune Capacity AGENT
 Signature Gillian McCune Capacity AGENT

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)		(REQUIRED)	
Print Name:	Andrea C. Gray	Print Name:	Lance Cheatham
Address:	5232 Scarborough	Address:	17555 Hwy. 155
City:	Dallas	City:	Flint
State:	TX Zip: 75287	State:	TX Zip: 75287

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Greatway Services Escrow # _____
 Address: 117 N. Massey Blvd. _____
 City: Nixa State: MO Zip: 65714