

**AFTER RECORDING RETURN TO:**  
**JENNIFER H. VALENTINE**  
**3400 FARM TRAIL**  
**AUSTIN, TX 78746**  
**File No. 76723CA**

**MAIL TAX STATEMENTS TO:**  
**JENNIFER H. VALENTINE**  
**3400 FARM TRAIL**  
**AUSTIN, TX 78746**

**APN: A portion of 1319-15-000-020**

## **GRANT, BARGAIN & SALE DEED**

THIS DEED made and entered into on this 13 day of September, 2014, by and between **RYAN FRANZKE JACOB AND JENNIFER HALE VALENTINE, TRUSTEES OF THE 2009 VALENTINE JACOB FAMILY TRUST, DATED APRIL 23, 2009**, a mailing address of 3400 FAWN TRAIL, AUSTIN, TX 78746 hereinafter referred to as Grantor(s) and **JENNIFER H. VALENTINE, AN UNMARRIED WOMAN**, a mailing address of 3400 FARM TRAIL, AUSTIN, TX 78746, hereinafter referred to as Grantee(s). **Fawn**

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DOUGLAS County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Prior instrument reference: DOCUMENT NO. 0744515, Recorded: 06/05/2009

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

**Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of such matters has been made.**

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 21 day of September, 2016.

**\*\*TO BE SIGNED IN COUNTER-PART**

**THE 2009 VALENTINE JACOB FAMILY TRUST**

[Signature]  
RYAN FRANZKE JACOB, TRUSTEE

[Signature], Trustee  
JENNIFER HALE VALENTINE, TRUSTEE

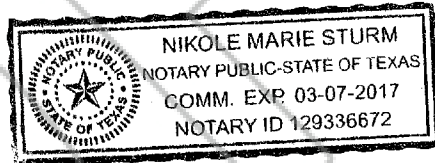
STATE OF Texas  
COUNTY OF Travis

On Sept 21, 2016, before me, the undersigned, a notary public in and for said State personally appeared **RYAN FRANZKE JACOB**, personally known to me (or 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 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC SIGNATURE

Nikole Marie Sturm  
Printed Name of Notary Public  
My commission expires: 03/07/17



STATE OF Texas  
COUNTY OF Travis

On September 14, 2016, before me, the undersigned, a notary public in and for said State personally appeared **JENNIFER HALE VALENTINE**, personally known to me (or 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 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC SIGNATURE

Arthur A. Thompson  
Printed Name of Notary Public  
My commission expires: 06/18/2018



INVENTORY NO.: 17-068-23-01

**EXHIBIT "A"  
LEGAL DESCRIPTION  
WALLEY'S**

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 **1/1224TH** 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 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.

A PORTION OF APN: 1319-15-000-020

PROPERTY COMMONLY KNOWN AS: 2001 FOOTHILL ROAD, GENO, NV 89411

**Declaration of Value**

A portion of

- 1. Assessor(s) Parcel Number(s)
  - a) 1319-15-000-020
  - 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
  - i)  Other: Timeshare

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: 00.00

Deed in Lieu of Foreclosure Only (value of property): \_\_\_\_\_

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: 06
- b) Explain Reason for Exemption: Divorce

5. Partial Interest. Percentage being transferred: 100%

The undersigned declare(s) 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 \_\_\_\_\_ Capacity Ryan Franzke Jacob, Trustee

Signature \_\_\_\_\_ Capacity Jennifer H. Valentine

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

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

Print Name: Ryan Franzke Jacob & Jennifer Hale Valentine

Address: 3400 Fawn Trail

City: Austin

State: TX Zip: 78746

Print Name: Jennifer H. Valentine

Address: 3400 Fawn Trail

City: Austin

State: RX Zip: 78746

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

Print Name: Stewart Vacation Ownership Escrow # 76723CA

Address: 200 E. Sandpointe Avenue, Suite #150

City: Santa Ana State: CA Zip: 92707

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