



KAREN ELLISON, RECORDER

<b>A.P.N. #</b>	A ptn of 1319-15-000-031
<b>R.P.P.T.</b>	\$1.95
<b>Escrow No.</b>	20161204A-TS/AH
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Walley's P.O.A. P.O. Box 158 Genoa, NV 89411	
<b>When Recorded Mail To:</b>	
Elaine McHugh and Joan E. Haukom 129 Highland Ave. Penngrove, CA 94951	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **RUTH NIELSEN** and **ELAINE McHUGH**, a single woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **ELAINE McHUGH**, a single woman and **JOAN E. HAUKOM**, a single woman together as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

David Walley's Resort, Two Bedroom, Odd Year Use, Inventory ID 0810142B, Genoa, NV 89411. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

Dated: 12 Sept. 2016

*Ruth Nielsen*  
 Ruth Nielsen

Executed in Counterpart  
 Elaine McHugh



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Dated: 9-26-16

Executed in Counterpart  
\_\_\_\_\_  
Ruth Nielsen

*Elaine McHugh*  
\_\_\_\_\_  
Elaine McHugh

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Sonoma

On 9-26-2016 before me, Maria Johnson Fernandez, Notary Public  
(insert name and title of the officer)

personally appeared ELAINE MCHUGH,  
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 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria Johnson Fernandez (Seal)



Inventory No.: 0810142B

**EXHIBIT "A"**  
**(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 1/408<sup>ths</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:**

**PARCEL L as shown on that Record of Survey for WALLEY'S PARTNERS LTD. PARTNERSHIP, DAVID WALLEY'S RESORT, a Commercial Subdivision, 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 Parcels L and M recorded on February 8, 2007 in the Office of the Douglas County Recorder as Document No. 0694630 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 Odd - 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.**

**A Portion of APN: 1319-15-000-031**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-15-000-031
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other Timeshare

3. Total Value/Sales Price of Property \_\_\_\_\_ \$500.00

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )

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: 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: *Ruth Nielsen* Capacity: Grantor  
Ruth Nielsen

Signature: \_\_\_\_\_ Capacity: Grantee  
Elaine McHugh

**SELLER (GRANTOR) INFORMATION**

Print Name: Ruth Nielsen  
Address: 48 Harris Road, Barkers Vale  
City/State/Zip: NSW 2474 AUSTRALIA

**BUYER (GRANTEE) INFORMATION**

Print Name: Elaine McHugh  
Address: 129 Highland Ave.  
City/State/Zip: Penngrove, CA 94951

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Stewart Vacation Ownership Escrow No 20161204A-TS/AH  
Address: 3476 Executive Pointe Way #16  
City Carson City State: NV Zip 89706