

DOUGLAS COUNTY, NV

2017-892864

RPTT:\$3.90 Rec:\$17.00

\$20.90 Pgs=4

01/03/2017 08:15 AM

LAKESIDE CLOSING SERVICE

KAREN ELLISON, RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# **1319-15-000-015**

Mail Tax Statements To:

**1862, LLC, A Nevada Limited Liability Company
Post Office Box 158,
Genoa, NV, 89411**

TITLE OF DOCUMENT (DO NOT Abbreviate)

Warranty Deed

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Lakeside Closing Service, LLC

Return to:

Name **Lakeside Closing Service, LLC**

Address **PO Box 135337**

City/State/Zip **Clermont, FL 34713**

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Forms 12_2010

Prepared by and Return To:
Lakeside Closing Service, LLC
PO Box 135337
Clermont, FL 34713

Contract #

Warranty Deed

This Deed made the 27th day of December, 2016, between Mark J Comba and Karen M Comba, Husband and Wife as Joint Tenants with Rights of Survivorship, whose post office address is 2090 Arcane Ave, Reno, NV 89503 grantor and 1862, LLC, A Nevada Limited Liability Company, whose post office address is Post Office Box 158, Genoa, NV, 89411, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and in being in the County of Douglas, Nevada to-wit:

The Timeshare unit described below is at the resort commonly known as **David Walley's Resort**.

See Attached "Exhibit A"

TOGETHER with a remainder over in fee simple absolute, as tenant in common with the owners of all the Unit Weeks in the hereafter described Condominium Parcel in that Percentage interest determined and established by Exhibits or successor exhibit, to the aforesaid Declaration of Condominium for the following described real estate located in the County of Douglas and the state of Nevada as follows:

Grantee shall not be deemed a successor or assign of Grantor's rights of obligations under the aforescribed. Plan or any instrument referred to therein. Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, and conditions and provisions set forth and contained in the Plan, including, but not limited to, the obligation to make payment for assessments or the maintenance and operation of the Resort Facility which may be levied against the above described Time Share Interest.

This Conveyance is made Subject to the following:

1. Property taxes for current and all subsequent years;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens set forth and contained in the Plan and all instruments therein referred to as may be subsequently amended;
4. All of the covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record, if any, which may not affect the aforescribed property; and

5. Perpetual easements for encroachments now existing or hereafter existing caused by the settlement of improvements or caused by minor inaccuracies in building or rebuilding.

The benefits and obligations hereunto shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or plural, as context requires.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's successors and assigns forever.

And the Grantor does hereby fully warrant the title to said property and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor(s) has hereunto set the Grantor's hand and seal the day and year first above written.

Grantor: Mark J. Comba
Mark J Comba

Witness Susan Kiger

Printed Name Susan Kiger

Grantor: Karen M. Comba
Karen M Comba

Witness M. Beth Personius

Printed Name M. Beth Personius

State of NEVADA

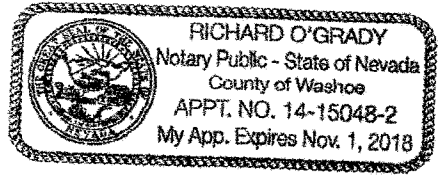
County of WASHOE

On this 27th day of DECEMBER, 2016, before me, RICHARD O'GRADY, Notary Public, personally appeared **Mark J Comba and Karen M Comba** 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 behalf of which the person(s) acted, executed the instrument.

Notary Public [Signature]

My Commission Expires NOVEMBER 01, 2018

Seal /Stamp



Inventory No.: 17-026-48-01

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 1/1989th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 of the 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, at Page 467, as Document No. 0502689. Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998, in Book 998, at Page 3250, as Document No. 0449574, Official Records, 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 subject to said Declaration; with the exclusive right to use said interest for one Use Period within a ONE-BEDROOM UNIT each 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 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: 1319-15-000-015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s) 015
 a) 1319-15-000-000
 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

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 1000.00
 Real Property Transfer Tax Due: \$ 3.90

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 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 Seller Agent
 Signature _____ Capacity Buyer Agent

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

Print Name: Mark J Comba and
 Address: Karen M Comba,
 City: 2090 Arcane Ave,
 State: Reno, NV 89503

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

Print Name: 1862, LLC,
 Address: Post Office Box 158,
 City: Genoa, NV, 89411
 State: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Lakeside Closing Service Escrow # _____
 Address: PO Box 135337
 City: Clermont State: FL Zip: 34713

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