

DOUGLAS COUNTY, NV

2017-897130

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

04/12/2017 08:33 AM

STEWART VACATION OWNERSHIP RIVERSIDE

KAREN ELLISON, RECORDER

APN: Portion of 1319-15-000-015  
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

RefNo.: 269864 / Order No.: 80266

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That James Stroud and Valyre Stroud, husband and wife as joint tenants, 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 hereof;

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

Witness our hand(s) this 7 day of April, 2017

X: James Stroud  
James Stroud

X: Valyre Stroud  
Valyre Stroud

By: Corinne Barto, His attorney-in-fact  
Corinne Barto, His attorney-in-fact

By: Corinne Barto, Her attorney-in-fact  
Corinne Barto, Her attorney-in-fact

STATE OF MO }  
COUNTY OF Greene }SS

On 4-7-17, before me, the undersigned, a Notary Public in and for said State, personally appeared **Corinne Barto**, 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.  
Ariell M Abramovitz (Seal)  
Notary Public

ARIELL M ABRAMOVITZ  
Notary Public, Notary Seal  
State of Missouri  
Greene County  
Commission # 15633127  
My Commission Expires 02-03-2019

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
FOR  
DAVID WALLEY'S HOT SPRINGS RESORT & SPA**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**An undivided fee simple ownership interest in and to the following described Time Share Interest that has been created at David Walley's Hot Springs Resort and Spa located in Douglas County, Nevada and more fully described within that certain Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort that has been filed of record on August 27, 2001 with the recorder in and for Douglas County, Nevada in Book 0801, Page 6980, as amended:**

**Unit Type: 2BD Phase: 2 Inventory Control No. : 36022041050**

**Alternate Year Time Share: Annual First Year Use: 2016**

**If acquiring a Time Share Interest in the Phase II, BUYER will receive fee title to a 1/1989<sup>th</sup> undivided interest (if annually occurring) or a 1/3978<sup>th</sup> undivided interest (if biennially occurring) in said Phase.**

**State of Nevada  
Declaration of Value**

1. Assessor(s) Parcel Number(s)  
 a) Portion of 1319-15-000-015  
 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'/Ind'l  
 g)  Agricultural     h)  Mobile Home  
 i)  Other: Timeshare

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

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 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 [Signature]  
 Signature [Signature]

Capacity Authorized Agent

Capacity Authorized Agent

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

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

Print Name: James Stroud and Valyre Stroud  
 Address: 133 Creekside Dr.  
 City: Dayton  
 State: NV Zip: 89403

Print Name: Walley's Property Owners Association  
 Address: c/o TPI, 25510 Commercentre Dr., #100  
 City: Lake Forest  
 State: CA Zip: 92630

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

Print Name: Stewart Vacation Ownership Title # 80266  
 Address: 11870 Pierce St., Suite 100  
 City: Riverside State: CA Zip: 92505

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