

APN: Portion of 1319-22-000-021  
R.P.T.T. \$ 1.95

DOUGLAS COUNTY, NV  
RPTT:\$1.95 Rec:\$15.00  
\$16.95 Pgs=2  
04/12/2017 08:38 AM  
STEWART VACATION OWNERSHIP RIVERSIDE  
KAREN ELLISON, RECORDER

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.: 188011 / Order No.: 80027

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Armas Sootaru and Ruth Sootaru, 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

By: *Armas Sootaru*  
Armas Sootaru

By: *Ruth Sootaru*  
Ruth Sootaru

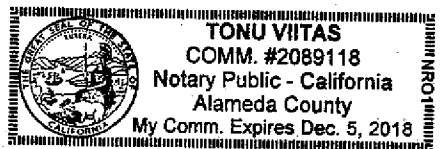
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA )  
County of CONTRA COSTA ) ss.

On APRIL 7, 2017, before me, TONU VIITAS, Notary Public, personally appeared Armas Sootaru and Ruth Sootaru, 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 *TONU VIITAS* (Seal)



**EXHIBIT "A"**

**LEGAL DESCRIPTION  
FOR  
DAVID WALLEY'S RESORT**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

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 1/1071<sup>st</sup> interest** in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

**ADJUSTED PARCEL F:** A parcel of land located within a portion of the West one-half of the Northeast one-quarter (W ½ NE ¼) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937; thence South 57°32'32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80°00'00" East, 93.93 feet; then North 35°00'00" East 22.55 feet; then North 10°00'00" West 92.59 feet; thence North 80°00'00" East, 72.46 feet; thence South 10°00'00" East, 181.00 feet; thence South 80°00'00" West, 182.33 feet; thence North 10°00'00" West, 72.46 feet to the POINT OF BEGINNING.

(Reference is made to Record of Survey of Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded September 17, 1998 in Book 998, at Page 3261, as Document No. 449576.)

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, 04852265, 0489957, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one **Use Period** within a **DELUXE Unit each year** in accordance with said Declaration.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and 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.

**Inventory No.: 17-012-36-01**

**State of Nevada  
Declaration of Value**

1. Assessor(s) Parcel Number(s)  
 a) Portion of 1319-22-000-021  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

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

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]

Capacity: Authorized Agent

Signature: [Signature]

Capacity: Authorized Agent

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

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

Print Name: Armas Sootaru and Ruth Sootaru  
 Address: 720 Colusa Ave.  
 City: El Cerrito  
 State: CA      Zip: 94530

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 # 80027  
 Address: 11870 Pierce St., Suite 100  
 City: Riverside      State: CA      Zip: 92505

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