

Assessor's Parcel # A portion of 1319-15-000-025

Real Property Transfer Tax \$ 27.30

Recording Requested by:  
1862, LLC  
2001 Foothill Road  
Genoa, Nevada 89411

After recording, please return to:  
1862, LLC  
✓ 3179 N. Gretna Road  
Branson, MO 65616



KAREN ELLISON, RECORDER

### GRANT DEED

This Grant Deed is executed on this **September 12, 2016**, by 1862, LLC, a Nevada limited liability company ("Grantor"), to and in favor of the following identified party, and their respective heirs, successors and assigns forever, who shall be referred to herein as "Grantee":

**Vincent A. Muscat and Theresa L. Muscat, Husband and Wife, as Joint Tenants with Right of Survivorship, not as Tenants in Common**, whose address is **5541 Illinois Ct., Concord, CA 94521-4611**.

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has granted, bargained, sold, aligned, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto the Grantee and unto the heirs, successors and assigns, as applicable, of Grantee forever, the following described real property located in Douglas County, Nevada:

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: 1 Inventory Control No: 36021013510  
Alternate Year Time Share: Annual First Year Use: 2017**

If acquiring a Time Share Interest in Phase I, BUYER will receive fee title to a 1/1071th undivided interest (if annually occurring) or a 1/2142th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase II, BUYER will receive fee title to a 1/1989th undivided interest (if annually occurring) or a 1/3978th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase III, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in the Dillon Phase, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase.

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Walley's Property Owners Association, Inc., all other restrictions reserved unto the Grantor, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, subject to those encumbrances and limitations as set forth herein, unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Grant Deed to Grantee as of the date first referenced above.

1862, LLC

By: Erika Allen

Erika Allen

Title: Director of Sales Administration

ACKNOWLEDGMENT

(STATE OF MISSOURI )

(COUNTY OF TANEY )

On this **September 12, 2016** before me personally appeared **Erika Allen**, to me known to be the person described herein and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed in the name of, as a duly authorized representative of, and pursuant to appropriate authorization from 1862, LLC.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Taney, State of Missouri, the day and year first above written.

My Term Expires:

7-21-20

Paul Beck, NOTARY PUBLIC



PAUL BECK  
My Commission Expires  
July 21, 2020  
Christian County  
Commission #12603748

STATE OF NEVADA  
DECLARATION OF VALUE

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

1. Assessors Parcel Number(s)  
a) 1319-15-000-025  
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

3. Total Value/Sales Price of Property: \$ 7000.00  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 27.30 ✓

4. If Exemption Claimed:  
Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
Explain Reason for Exemption: \_\_\_\_\_  
\_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Erika Allen Capacity Authorized Agent for 1862, LLC  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** 1862, LLC  
**Address:** 2001 Foothill Road  
**City:** Genoa  
**State:** NV      **Zip:** 89411

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

**Print Name:** Vincent A. Muscat and Theresa L. Muscat  
**Address:** 5541 Illinois Ct.  
**City:** Concord  
**State:** CA      **Zip:** 94521-4611

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Erika Allen Escrow # \_\_\_\_\_  
Address: 3179 N. Gretna Road  
City: Branson State: Missouri Zip: 65616

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