DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00

2017-898362

\$17.95 Pgs=3

05/09/2017 03:21 PM

STEWART VACATION OWNERSHIP RIVERSIDE

KAREN ELLISON, RECORDER

APN: Portion of 1319-15-000-015 1319-22-000-021

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

Ref No.: 172398 / Order No.: 80007

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Lois T. Philips (also identified as Lois T. Phillips), a widow, 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 Exhibits "A & B" 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 21st day of Apri 2017 Lois T. Philips STATE OF Florida }SS , before me, the undersigned, a Notary Public in and for said State, personally appeared Lois T. Philips, 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.

(Seal)



DEREK SEBASTIAN RYDER Notary Public - State of Florida My Comm. Expires Jul 13, 2018 Commission # FF 141343 Bonded Through National Notary Assn.

### **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.:

36022029450

Alternate Year Time Share:

Annual

First Year Use:

2012

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.

A portion of APN: 1319-15-000-015

#### EXHIBIT "B"

#### 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 1/2142<sup>nd</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 BEGINNIG; 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 every other year in ODD-numbered years 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.: 17-012-46-73

A portion of APN: 1319-22-000-021

## State of Nevada Declaration of Value

<ol> <li>Assessor(s) Parcel Number(s)</li> <li>a) Portion of 1319-15-000-013</li> </ol>	c e 1210 21 000 021		( \
	3 & 1319-22-000-021		\ \
b)			\ \
c)			\ \
d)			\ \
2. Type of Property:		FOR RECORDER'S	OPTIONAL USE ONLY
a) □ Vacant Land b)	☐ Single Fam. Res.	Document/Instrument	
c) $\square$ Condo/Twnhse d)		Book:	Page:
e) $\square$ Apt. Bldg. f)	☐ Comm'l/Ind'l	Date of Recording:	
	☐ Mobile Home	Notes:	
i) 🗵 Other: <u>Timeshare</u>			
i) a outer. <u></u>			\ \
3. Total Value/Sales Price of Prop	erty:	\$500.00	
Deed in Lieu of Foreclosure On	ly (value of property):		
Transfer Tax Value:		\$500.00	
Real Property Transfer Tax Du	e:	\$1.95	
4. If Exemption Claimed:		\	
	per NRS 375.090, Section:		
<ul><li>a) Transfer Tax Exemption,</li><li>b) Explain Reason for Exem</li></ul>		1	
b) Explain Reason for Exem	prior.		
5. Partial Interest. Percentage b	being transferred: 100%	/ /	
J. Farnar Micrest. Terechage t	ong transferred. 10074		>
The undersigned declare(s) and	acknowledges, under penalty of pe	erjury, pursuant to NRS 37:	5.060 and NRS 375.110, that the
information provided is correct to the be	est of their information and belief,	and can be supported by	documentation if called upon to
substantiate the information provided he	erein. Furthermore, the parties ag	gree that disallowance of a	my claimed exemption, or other
determination of additional tax due, may	y result in a penalty of 10% of the	e tax due plus interest at 1	% per month. Pursuant to NRS
375.030, the Buyer and Setter shall be jo	intly and severally liable for any ac	icitional amount owed.	
	Capac	city Authorized Ag	rant
Signature	7/1/1 Capac	Addionzed A	<u>sour</u>
Signature 0 / V V	Capac	city Authorized Ag	gent
SELLER (GRANTOR) INFORM	IATION	BUYER (GRANTEE	
(REQUIRED)		(REOUI	RED)
Print Name: Lois T. Philips	Print		Owners Association
Address: 6680 Avenida de Galvez	Addr	ess: c/o TPI, 25510 Co	mmercentre Dr., #100
City: Navarre	City:	Lake Forest	
State: FL Zip: 32566	State	CA Zip:	92630
/ /	/ / _		
COMPANY/PERSON REQUESTING	RECORDING (required if not s	seller or buyer)	
Print Name: Stewart Vacation Owner	ship Title #	80007	
Address: 11870 Pierce St., Suite 1			
City: Riverside	State: CA	Zip: 92	505