

DOUGLAS COUNTY, NV

2017-900373

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

06/22/2017 08:22 AM

GROUPWISE, INC

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

GroupWise, Inc.

AND WHEN RECORDED MAIL TO:

GroupWise, Inc.

701 N. Hermitage Road

Suite 26

Hermitage, PA 16148

AND MAIL TAX STATEMENTS TO:

Walley's Property Owners Association

1862 Hot Springs 2001 Foothill Road

Minden, NV 89411

APN: 1319-15-000-015

Escrow No. 17-1053

R.T.P.P. \$1.95

**DAVID WALLEY'S RESORT  
GRANT, BARAGIN, SALE DEED**

THIS INDENTURE, made this 19<sup>th</sup> day of June, 2017 between **Kandlur Udupa and Rekha Udupa, Husband and Wife as Joint Tenants with Right of Survivorship, by their attorney-in-fact GroupWise, Inc., Rhonda Allen Authorized Representative, Grantors, and Curtis T. Colovos and Renee D. Colovos, Trustees of the Colovos Family Trust established September 5, 2002, Grantees;**

**WITNESSETH:**

That Grantors, in consideration for the sum of Five Hundred Dollars (\$500.00), lawful money of the United States of America, paid to Grantors by Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell unto the Grantees and Grantees' heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded on September 23, 1998, in Book 998, at Page 4404 as Document Number 449993, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

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

Prior Instrument Reference: Instrument No. 0546917, Book 0702, Pages 03472-03473 recorded in the Official Record of Douglas County, Nevada.

IN WITNESS WHEREOF, the Grantors have executed this conveyance the day and year first above written.

Dated: June 21, 2017

Kandur Udupa  
Kandur Udupa

Rhonda Allen  
By: Rhonda Allen Authorized Representative  
His attorney-in-fact

Rekha Udupa  
Rekha Udupa

Rhonda Allen  
By: Rhonda Allen Authorized Representative  
Her attorney-in-fact

STATE OF PA  
COUNTY OF Mercer SS

The foregoing instrument was acknowledged before me this June 21, 2017 (date), before me Danielle Harnett the undersigned officer, personally appeared **Rhonda Allen of GroupWise, Inc.**, known to me (or satisfactorily proven) to be the person whose name is subscribed as **attorney-in-fact for Kandur Udupa and Rekha Udupa**, and acknowledges that she executed the same as the act of her principal for the purposes therein contained.

I certify under PENALTY OR PERJURY under the laws of the State of PA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**COMMONWEALTH OF PENNSYLVANIA**  
NOTARIAL SEAL  
Danielle Harnett, Notary Public  
City of Harmitage, Mercer County  
My Commission Expires July 14, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Danielle Harnett  
NOTARY PUBLIC

My Commission Expires: July 14, 2018  
(Seal)

EXHIBIT "A"

Inventory No.: 17-045-22-01

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. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, 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, Page 3250 as Document No. 449574, 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, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT each year in accordance with said Declaration.

A Portion of APN 1319-15-000-015

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 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'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other Timeshare

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 c. Transfer Tax Value: \$ 500.00  
 d. 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 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: Joni Snyder Auth Agent Capacity: Grantor

Signature: Joni Snyder Auth Agent Capacity: Grantee

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

Print Name: Kandlur & Rekha Udupa  
 Address: 1157 Arlington Lane  
 City: San Jose  
 State: CA                      Zip: 95129

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

Print Name: Curtis T. & Renee D. Colovos *Trustees*  
 Address: 3541 Tri-Family Road  
 City: Pilot Hill  
 State: CA                      Zip: 95664

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

Print Name: GroupWise, Inc.  
 Address: 701 N. Hermitage Road Suite 26  
 City: Hermitage

Escrow # 17-1053AR  
 State: PA                      Zip: 16148

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED