

DOUGLAS COUNTY, NV

2017-900512

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

06/26/2017 02:16 PM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN: 1319-22-000-003

RECORDING REQUESTED BY:

Chicago Title Company
10805 Rancho Bernardo Rd Suite 150
San Diego, CA 92127

WHEN RECORDED PLEASE MAIL TO:

Raymond Michael Sanchez
Elizabeth Bonghee Sanchez
37550 Berkshire Ave
Madera, CA 93636

MAIL TAX STATEMENTS TO:

Walley's Partners LTD Prtnership
c/o Trading Places International
25510 CommerCentre Dr Ste 100
Lake Forest, CA 92630

CTT File Number: TQ4807

Contract Number: DWR-AS102037-E

Real Property Transfer Tax: \$ 1.95

City: Genoa

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Maribel B. Fearnside, Trustee of the Maribel B. Fearnside Trust, dated February 1, 1993

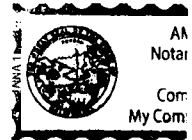
Does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to:

Raymond Michael Sanchez and Elizabeth Bonghee Sanchez, Husband and Wife, as Joint Tenants with Right of Survivorship

All that real property situated in the City of Genoa, County of Douglas, State of Nevada, bounded and described as follows:

A timeshare estate comprised of an undivided 1/2142nd interest as tenants in common in and to that certain real property and improvements situate in the said County and State and as a reference only having Inventory No. 17-020-37-81 in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to Grantor recorded on 10/19/2004 as Document Number 0627073 in Book: 1004 Page: 07642, as more particularly described in Exhibit "A" attached hereto and made apart hereof.



THIS INSTRUMENT FILED FOR RECORD BY CHICAGO TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

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

Document Date: June 14, 2017

The Maribel B. Fearnside Trust dated February 1, 1993

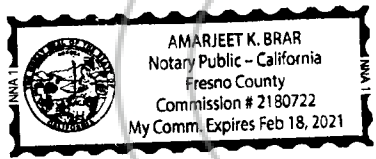
Maribel B. Fearnside
Maribel B. Fearnside, Trustee

STATE OF CALIFORNIA } ss:
COUNTY OF FRESNO . }

This instrument was acknowledged before me on this 15th day of JUNE, 2017
by Maribel B. Fearnside

Signature of Notary: [Signature]
Print Name of Notary: AMARJEET K BRAR
Commission Expiration: FEB 18 # 2017

AMARJEET K. BRAR
Notary Public - Calif
Fresno County
Commission # 2180722
Expires Feb 18, 2017



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

SEE ATTACHED
CURRENT NOTARY ACCOUNT
➔

California All-Purpose Certificate of Acknowledgment

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 FRESNO

S.S.

On JUNE 15TH 2017 before me, AMARJEET K BRAR, NOTARY PUBLIC
Name of Notary Public, Title

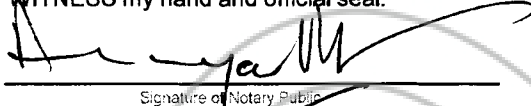
personally appeared MARIBEL B FEARNside
Name of Signer (1)

Name of Signer (2)

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 of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of QUITCLAIM

Deed
containing 2 pages, and dated 6/15/2017

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: SELF
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

Inventory No.: 17-020-37-81

**Walley's
EXHIBIT "A"**

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 1/2142nd interest in and to all that real property situate in the County of «Resort_County», State of «Resort_State», described as follows:

ADJUSTED PARCEL F: A parcel of land located within a portion of the West one-half of the Northeast on-quarter (W 1/2 NE 1/4) 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, 72.46 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 if made to Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded on 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, 0485265, 0489959, 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 Even-numbered years in accordance with said Declaration.

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a 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, «Resort_County», «Resort_State».

A Portion of APN: 17-020-37-81

Contract Number: DWR-AS102037-E

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-22-000-003
- 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

FOR RECORDERS OPTIONAL USE
ONLY

Book _____ Page _____

Date of Recording: _____

Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$500.00

Transfer Tax Value \$ _____

Real Property Transfer Tax Due: \$500.00

\$ 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 Maribel B. Fearnside Capacity Maribel B. Fearnside / Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Maribel B. Fearnside, Trustee

Address: 1918 N. Whitmore Ave
Clovis, CA 93619

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Raymond Michael Sanchez

Address: 37550 Berkshire Ave
Madera, CA 93636

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Chicago Title - Timeshare

CTT File Number: TQ4807

Address: 316 W. Mission Ave #121

City: Escondido

State: CA

Zip: 92025

Contract Number: DWR-AS102037-E