

DOUGLAS COUNTY, NV

2017-902793

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

08/16/2017 11:54 AM

GROUPWISE, INC

KAREN ELLISON, RECORDER

E03

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: 1319-15-000-022
Escrow No. 17-1053

R.T.P.P. \$0.00

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

This Corrective Grant, Bargain, Sale Deed is being recorded to correct the legal description, Assessor's Parcel No. and Inventory Control No. on the Grant, Bargain, Sale Deed that was recorded June 22, 2017 Document No. 2017-900373.

THIS GRANT DEED, made this 9th day of August, 2017 by **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")**, to and in favor of the following identified parties, and their respective heirs, successors and assigns forever, who shall be referred to herein as "Grantees": **Curtis T. Colovos and Renee D. Colovos, Trustees of the Colovos Family Trust established September 5, 2002**, whose address is 3541 Tri-Family Road, Pilot Hill, CA 95664.

For and in consideration for the sum of Five Hundred Dollars (\$500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors, have granted, bargained, sold, aligned, conveyed, and confirmed, and by these presents do hereby grant, bargain, sell, alien, convey and confirm unto the Grantees and unto the heirs, successors and assigns, as applicable, of Grantees 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 680, as amended:

**Unit Type: 2bd Phase 4 Inventory Control No: 36029105410
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 1/107th 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 1/1228th 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 Grantors, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

AND THE SAID Grantors 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 Grantees against the claims of all persons whomsoever.

Prior Instrument Reference: Instrument No. 2017-900373 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: August 15, 2017

Kandlur Udupa
Kandlur 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 August 15, 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 Kandlur 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.

Danielle Harnett
NOTARY PUBLIC

My Commission Expires: July 14, 2018

(Seal)

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-15-000-022
 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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: This deed is being re-recorded to correct the legal description, Parcel # and Inventory Control #

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: Jean Snyder South Agent Capacity: Grantor
 Signature: Jean Snyder South 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
 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. Escrow # 17-1053AR
 Address: 701 N. Hermitage Road Suite 26
 City: Hermitage State: PA Zip: 16148