

DOUGLAS COUNTY, NV

2017-904541

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

09/25/2017 08:57 AM

VOCC, INC.

KAREN ELLISON, RECORDER

APN: 1319-15-000-015

Prepared By and | Vocc, Inc.
Return to: | P O Box 1668
| Branson MO 65615-1668
| **6022

Mail Tax Bills To:
Walley's Property Owners Association
P.O. Box 158
Genoa, NV 89411
Inventory No #17-079-04-01
Contract # DWR-CS307904

GRANT, BARGAIN, SALE DEED

David Walley's Resort

This deed made and entered into on 15 day of August, 2017 by and between:

Grantor: **JEFFREY L BAKER and KAREN M BAKER, husband and wife, as Joint Tenants with Right of Survivorship**

Of: 5265 Santa Rose Ave Sparks Nevada 89463

Hereby CONVEY AND WARRANT

Grantee: **Charles Wilson and Dyan Wilson, husband and wife**

Address: P.O. Box 1156 Carson City Nevada 89702

WITNESSETH: That said Grantor, for good and valuable consideration of the sum of TEN DOLLARS (\$10.00), paid by the said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, situate, lying, and being in the **County of Douglas, State of Nevada**, to wit:

All that certain property located and situated in Douglas County, State of Nevada, more particularly described in 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 thereto;

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, Condition 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 the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

GRANTOR:

[Signature]
JEFFREY L BAKER

[Signature]
KAREN M BAKER

[Signature]
Witness #1 Signature

[Signature]
Witness # 2 Signature

Carol Evans
Witness #1 Printed Name

Tipa Childers
Witness #2 Printed Name

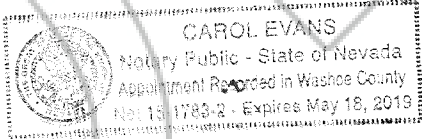
COUNTY OF Washoe STATE OF Nevada

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared **JEFFREY L BAKER and KAREN M BAKER**, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Stamp or Seal this 15th day of Aug, 2017.

[Signature]
Notary Signature

Carol Evans
Notary Printed Name
My Commission Expires: 5/18/19



Place Notary Seal Within Box

Inventory No.: 17-079-04-01

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 1/1224th interest in and to all that real property situate in the County of Douglas, State of Nevada, as described as follows:

ADJUSTED PARCEL G as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002 in the Office of the Douglas County Recorder as Document No 0552536, adjusting that Record of Survey recorded April 29, 2002 as Document No 0540898 pursuant 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 Certification of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No 502689, Official Records of 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, 0489957, 0509920 and 0521436, and that Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003 in the Office of the Douglas County Recorder as Document No. 0582120 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within TWO BEDROOM UNIT every year in accordance with said Declaration.

Together with a permanent 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 Abandonment Deed recorded September 20, 2002 in Book 0902 at Page 06242, as Document No. 0552534, Official Records, Douglas County Nevada.

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-
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 500-
 d. Real Property Transfer Tax Due \$ 1.92

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. 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 [Signature] Capacity: AGENT
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jeffrey L & Karen M Baker
 Address: 5265 Santa Rose Ave
 City: Sparks
 State: NV Zip: 89463

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Charles & Dyan Wilson
 Address: P O Box 1156
 City: Carson City
 State: NV Zip: 89702

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: VOCC Inc Escrow # 6022
 Address: P O Box 1668
 City: Branson State: MO Zip: 65615