

DOUGLAS COUNTY, NV

2017-906178

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

10/30/2017 09:15 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

David Walley's Resort
Actual/True Consideration \$500.00
A portion of APN: 1319-15-000-015
Inventory Control Number: 17-028-04-71

Deed Prepared For:

Clayton M. Guiraud
646 Apple Tree Ln.
Meadow Vista, CA 95722

Return Recorded Deed To:

Sumday Vacations, LLC
14788 Business 13
Branson West, MO 65737

Mail Tax Statements to:

Walley's Property Owners Association
P.O. Box 158
Genoa, NV 89411

GRANT, BARGAIN, SALE DEED

THIS DEED made this 19th day of June, 2017, by and between Clayton M. Guiraud, a Single Man, whose address is 646 Apple Tree Ln., Meadow Vista, CA 95722, as Grantor(s) to Record deed to 1862, LLC, a Nevada limited liability company with its principal office at 3179 N Gretna Rd. Branson MO 65616.


WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property situated in Douglas County, 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, right of way, agreements and 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 Grantee and Grantee's successors and assigns forever.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof. The Benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

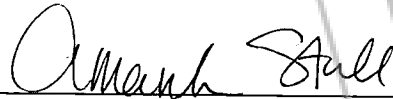
IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.



Witness Signature:

Tristine Thomas

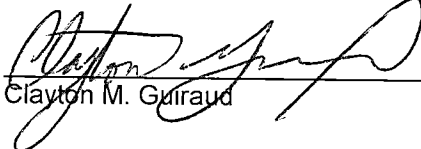
Witness Printed Name



Witness Signature:

Amanda Stull

Witness Printed Name



Clayton M. Guiraud

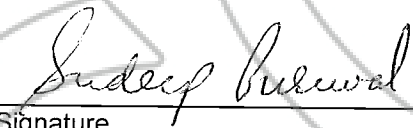
STATE OF CA)
COUNTY OF Placer) SS.

On this 19 day of June, 2017, before me (insert NAME and TITLE of OFFICER) Sudeep Purewal, Notary Public, personally appeared (insert name of signatory(ies) Clayton M. Guiraud, 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 by 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 CA that the foregoing paragraph is true and correct.

(SEAL)

WITNESS my hand and official seal.



Signature



Note to Notary: Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document. **ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMP.**

Inventory Control Number: 17-028-04-71

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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 **1/3978th** 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** every other year in **ODD**-numbered years 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. A Portion 13A-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
 i. 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) (0.00)
 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 Amanda Stull Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Clayton M. Guivaud
 Address: 4414 Apple Tree Ln.
 City: Meadow Vista
 State: CA Zip: 95722

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: 1812, LLC
 Address: 3179 N. Eirena Rd.
 City: Branson
 State: MO Zip: 65614

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Sunday Vacations, LLC Escrow # SH73239-55173
 Address: 4700 Business 13
 City: Branson West State: MO Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED