

DOUGLAS COUNTY, NV

2017-908603

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

12/29/2017 11:03 AM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN:1319-15-000-015

RECORDING REQUESTED BY:

Fidelity National Timeshare  
A Division of Chicago Title Company  
10805 Rancho Bernardo Road, Suite 150  
San Diego, CA 92127

WHEN RECORDED PLEASE MAIL TO:

Walley's Property Owners Association  
c/o Trading Places International  
25510 Commercentre Dr. Ste. 100  
Lake Forest, CA 92630

MAIL TAX STATEMENTS TO:

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

CTT File Number: DBK4966

Contract Number: DWR-BS203435

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,

**Jose M. Poquiz and Petrona M. Poquiz, Husband and Wife as Joint Tenants with Right of Survivorship**

Does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to:

**Walley's Property Owners Association, a Nevada non-profit corporation**

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

See Exhibit "A" attached hereto and made a part hereof.

This being the same property conveyed to Grantor recorded on 8/10/2001 as Document Number 0520345 in Book 0801 Page 2531.

**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: November 22, 2017

Jose M Poquiz  
Jose M/Poquiz

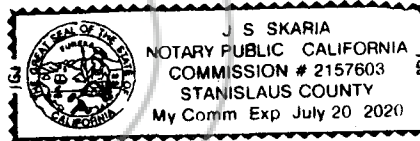
STATE OF CALIFORNIA  
COUNTY OF STANISLAUS } ss:

This instrument was acknowledged before me on this 8 day of DEC., 2017  
by **Jose M. Poquiz.**

Signature of Notary: J.S.

Print Name of Notary: J.S. SKARIA

Commission Expiration: 07.20.2020



(Notary Seal)

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

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

Document Date: November 22, 2017

Petrona M. Poquiz  
Petrona M. Poquiz

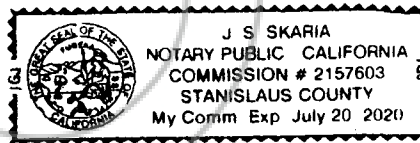
STATE OF CALIFORNIA  
COUNTY OF STANISLAUS } ss:

This instrument was acknowledged before me on this 8 day of DEC., 2017  
by Petrona M. Poquiz.

Signature of Notary: J.S.

Print Name of Notary: J. S. SKARIA

Commission Expiration: 07.20.2020



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**Inventory No.: 17-034-35-01**

**Walley's – 22 to 60 – Phase 2 Alt  
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 1/1989<sup>th</sup> interest in and to all that real property situate in the 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. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, at Page 467, as Document No. 0502689, Official Records of Douglas, 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, at Page 3250, as Document No. 0449574, Official Records, Douglas, 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 subject to said Declaration; with the exclusive right to use said interest for one Use Period within a **Standard** UNIT each year 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, Douglas, Nevada.

A Portion of APN: 1319-15-000-015

Contract Number: DWR-BS203435

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**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
- 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 \$500.00  
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 Jose M. Poquiz Capacity Jose M. Poquiz / Grantor

<b>SELLER (GRANTOR) INFORMATION (REQUIRED)</b>	<b>BUYER (GRANTEE) INFORMATION (REQUIRED)</b>
Print Name: <u>Jose M. Poquiz</u>	Print Name: <u>Walley's Property Owners Association</u>
Address: <u>5109 Vigna Way</u> <u>Salida, CA 95368</u>	Address: <u>c/o Trading Places International</u> <u>25510 Commercentre Dr. Ste. 100</u> <u>Lake Forest, CA 92630</u>
<b><u>COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)</u></b>	
Print Name: <u>Chicago Title - Timeshare</u>	CTT File Number: <u>DBK4966</u>
Address: <u>10805 Rancho Bernardo Rd Suite 150</u>	
City: <u>San Diego</u>	State: <u>CA</u> Zip: <u>92127</u>
Contract Number: DWR-BS203435	