

DOUGLAS COUNTY, NV

2018-910155

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

02/07/2018 12:19 PM

RODGERS & LEE TITLE COMPANY

KAREN ELLISON, RECORDER

A portion of APN: 1319-15-000-020

Prepared By and Return To:

Rodgers & Lee Title Company LLC
1717 Boyd's Creek Highway Ste. 102A
Seymour, TN. 37865

Mail Tax Statements To:

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

DAVID WALLEY'S RESORT GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 28th day of December, 2017, between DEBORAH K. SENNELLO and PATRICK L. SENNELLO, wife and husband as joint tenants with right of survivorship, (Grantor), and CARL THOMS & JEAN THOMS, joint tenants with right of survivorship, whose post office address is PO Box 5491, Incline Village, NV. 89450 (Grantee).

WITNESSETH:

That Grantor, in consideration for the sum of FIVE HUNDRED DOLLARS (\$500.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of 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, rights of way, agreements and the 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.

Inventory No.: 17-080-12-71

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 1/2448th interest in and to all that real property situate in the County of Douglas, State of Nevada, 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 to that 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, Page 467, as Document No. 0502689, 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, 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 a TWO BEDROOM UNIT every other year in ODD – 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 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: 1319-15-000-020

WITNESSES:

Grantor(s) Signature is attested by these witnesses who are not the Grantor(s). The Notary may also sign as one Witness.

Julia Blair
Witness Signature (1)

Patrick Sennello
Patrick Sennello (Grantor)

Julia Blair
Witness Print Name (1)

Tammy Saunders
Witness Signature (2)

Tammy Saunders
Witness Print Name (2)

Julia Blair
Witness Signature (1)

Deborah Sennello
Deborah Sennello (Grantor)

Julia Blair
Witness Print Name (1)

Tammy Saunders
Witness Signature (2)

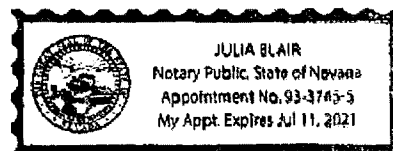
Tammy Saunders
Witness Print Name (2)

STATE: NEVADA
COUNTY: Douglas

On this 28th day of December, 2017 before me, Julia Blair Notary Public, personally appeared Patrick Sennello and Deborah Sennello personally known to me (or 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 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.

Julia Blair
Notary Signature
Julia Blair
Print Notary Name
July 11, 2021
My Commission Expires

Press Notarial Seal/Stamp Here



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-15-000-020
 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 \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0)
 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 Rachel Billings Capacity: agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Deborah & Patrick L. Sennello
 Address: PO Box 862
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Carl Thoms & Jean Thoms
 Address: PO Box 8491
 City: Incline Village
 State: NV Zip: 89450

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Rodgers & Lee Title Company, LLC Escrow # _____
 Address: 1717 Boyd's Creek Highway, Ste 100A
 City: Seymour State: TN Zip: 37865