

DOUGLAS COUNTY, NV

2018-912111

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

03/27/2018 01:43 PM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

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

RECORDING REQUESTED BY:

Fidelity National Timeshare
A Division of Chicago Title Company
10805 Rancho Bernardo Rd 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 Prtnershp
c/o Trading Places International
25510 CommerCentre Dr Ste 100
Lake Forest, CA 92630

CTT File Number: DBK5154

Contract Number: DWR-CS306651

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.

Marshall J. Janson and Christine H. Janson, 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:

A timeshare estate comprised of an undivided **1/1224th** interest as tenants in common in and to that certain real property and improvements situate in the said County and State and as a reference only having Inventory No. **17-066-51-01** in the project commonly known as **David Walley's Resort**.

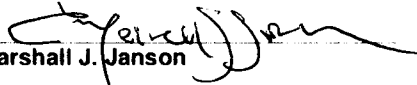
This being the same property conveyed to Grantor recorded on **8/6/2004** as Document Number **2004-0620782**.

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.

Contract No: DWR-CS306651

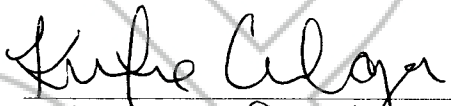
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

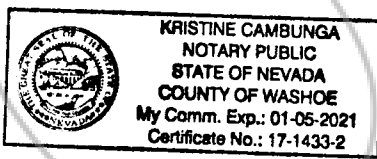
Document Date: February 14, 2018


Marshall J. Janson

STATE OF Nevada
COUNTY OF Washoe ss:

This instrument was acknowledged before me on this 27 day of February 2018
by **Marshall J. Janson**.

Signature of Notary: 
Print Name of Notary: Kristine Cambunga
Commission Expiration: 01-05-2021



(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: February 14, 2018

Christine H Janson
Christine H. Janson

STATE OF Nevada ss:
COUNTY OF Washoe

This instrument was acknowledged before me on this 27 day of February 2018
by **Christine H. Janson**.

Signature of Notary: *Kristine Cambunga*
Print Name of Notary: Kristine Cambunga
Commission Expiration: 01-05-2021



(Notary Seal)

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

Inventory No.: 17-066-51-01

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 Douglas, State of NV, 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, NV.

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 year 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 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, NV.

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

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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
- 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  Capacity Marshall J. Janson Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Marshall J. Janson
Address: 17271 Desert Lake Court Reno, NV
89508-5851

BUYER (GRANTEE) INFORMATION

(REQUIRED)

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

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Chicago Title - Timeshare CTT File Number: DBK5154
Address: 10805 Rancho Bernardo Rd Suite 150
City: San Diego State: CA Zip: 92127

Contract Number: DWR-CS306651