

DOUGLAS COUNTY, NV

2018-912165

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

03/28/2018 02:53 PM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN:1319-15-000-022

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:

Trainor Family Trust
Kevin M. Trainor, Trustee
Ann Fleming Trainor, Trustee
800 E Colorado Blvd. Suite 150
Pasadena, CA 91101

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: TQ5292

Contract Number: DWR-DS408738

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,

Ann Fleming Trainor who acquired title as Ann Fleming Helmstadter and Kevin M. Trainor, Husband and Wife

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to:

Kevin M. Trainor and Ann Fleming Trainor, as Trustees of the Trainor Family Trust, under Declaration of Trust, dated November 1, 2016

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

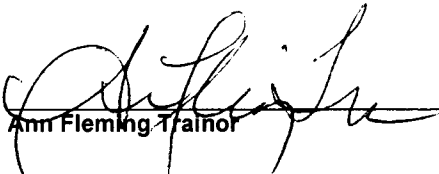
As more particularly described in Exhibit "A" attached hereto and made apart hereof.

This being the same property conveyed to Grantor recorded on 6/28/2017 as Document Number 2017-900636.

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.

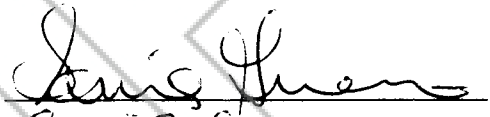
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: March 7, 2018


Ann Fleming Trainor

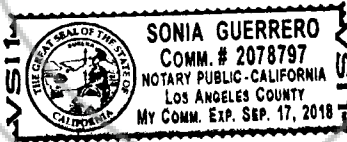
STATE OF CA
COUNTY OF Los Angeles ss:

This instrument was acknowledged before me on this 12th day of March, 2018
by Ann Fleming Trainor.

Signature of Notary: 

Print Name of Notary: Sonia Guerrero

Commission Expiration: 9/17/18




(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.

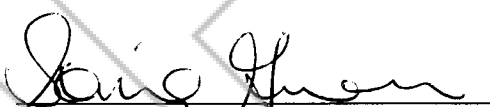
Document Date: March 7, 2018



Kevin M. Trainor

STATE OF CA
COUNTY OF Los Angeles } ss:

This instrument was acknowledged before me on this 12~~th~~ day of March, 2018
by Kevin M. Trainor.

Signature of Notary: 

Print Name of Notary: Sonia Guerrero

Commission Expiration: 9/17/18



(Notary Seal)

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EXHIBIT "A"

An undivided fee simple ownership interest in and to the following described Time Share Interest that has been created at David Walley's Hot Springs Resort and Spa located in Douglas County, Nevada and more fully described within that certain Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort that has been filed of record on August 27, 2001 with the Recorder in and for Douglas County, Nevada in Book 0801 Page 6980, as amended:

Unit Type: 2bd Phase: 4 Inventory Control No.: 3602-40-873-80

Alternate Year Time Share: Annual

If acquiring a Time Share Interest in Phase I, Buyer will receive fee title to a 1/1071th undivided interest (if annually occurring) or a 1/2142th undivided interest (if biennially occurring) in said Phase.

If acquiring a Time Share Interest in Phase II, Buyer will receive fee title to a 1/19891th undivided interest (if annually occurring) or a 1/3978th undivided interest (if biennially occurring) in said Phase.

If acquiring a Time Share Interest in Phase III, Buyer will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase.

If acquiring a Time Share Interest in Dillion Phase, Buyer will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-15-000-022
- 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:

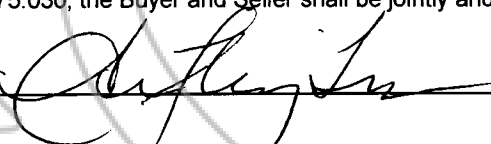
Deed in Lieu of Foreclosure Only (value of property) \$500.00
 Transfer Tax Value \$500.00
 Real Property Transfer Tax Due: \$ 1.95

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 Ann Fleming Trainor / Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Ann Fleming Trainor
 Address: 800 E Colorado Blvd. Suite 150
Pasadena, CA 91101

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Trainor Family Trust
 Address: 800 E. Colorado Blvd. Suite 150
Pasadena, CA 91101

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

Print Name: Chicago Title - Timeshare CTT File Number: TQ5292
 Address: 10805 Rancho Bernardo Rd Suite 150
 City: San Diego State: CA Zip: 92127

Contract Number: DWR-DS408738