

DOUGLAS COUNTY, NV

2018-912304

RPTT:\$7.80 Rec:\$35.00

\$42.80 Pgs=3

04/02/2018 10:18 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-15-000-032 PTN

Recording requested by:
Ronald G. Locatelli
and when recorded mail to:
Timeshare Closing Services, LLC.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 42022018001

Mail Tax Statements To: Liza Gallo LaRosa, Trustee, 260 Alcott Road, San Bruno, California
94066

Inventory Control # 36029108100

Consideration: \$2000.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Ronald G. Locatelli and Cheryl L. Locatelli, Husband and Wife, whose address is 4060 Fisher Lake Drive, Redwood Valley, California 95470, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Liza Gallo LaRosa, Trustee and Mason Robert LaRosa, Trustee, of The Liza and Mason LaRosa Family Trust, dated 12/12/2014, whose address is 260 Alcott Road, San Bruno, California 94066, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as David Walley's Hot Springs Resort and Spa, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: March 23, 2018

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Alfonso Medeiros Ronald G. Locatelli
Witness #1 Sign & Print Name: Ronald G. Locatelli

Deana M. Seeley Cheryl L. Locatelli
Witness #2 Sign & Print Name: Cheryl L. Locatelli

STATE OF California) ss
COUNTY OF Mendocino)

On 23 day of March, 2018 before me, the undersigned notary, personally appeared, Ronald G. Locatelli and Cheryl L. Locatelli, Husband and Wife, 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 me 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.

WITNESS my hand and official seal.

SIGNATURE: Deana M. Seeley



My Commission Expires:

June 17, 2018

Exhibit "A"

File number: 42022018001

The following described real property located in Douglas County, Nevada:

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 and Spa located in Douglas County, Nevada and more fully described within that certain Fifth Amended and Restated Declaration of Time Share Covenants, Condition and Restrictions for David Walley's Resort that was 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: 36029108100
Alternate Year Time Share Annual First Year Use: 2018**

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 1/1989th 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 the Dillon 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. 1319-15-000-032 PTN
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | | |
|---|--|----------------------------------|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex | Book: _____ Page: _____ |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l | Date of Recording: _____ |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home | Notes: _____ |
| <input checked="" type="checkbox"/> Other timeshare | | |

3. a. Total Value/Sales Price of Property \$ 2,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 2,000.00
 d. Real Property Transfer Tax Due \$ 7.80

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %
 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: [Signature] Capacity: AGENT
 Signature: [Signature] Capacity: AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ronald G. Locatelli
 Address: 4060 Fisher Lake Drive
 City: Redwood Valley
 State: CA Zip: 95470

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Liza and Mason LaRosa Family
 Address: 260 Alcott Road Trust
 City: San Bruno
 State: CA Zip: 94066

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: TIMESHARE CLOSING SERVICES Escrow #: 42022018001
 Address: 8545 COMMODITY CIRCLE
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED