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APN# 164-02-216-015



KAREN ELLISON, RECORDER E07

Recording Requested by/Mail to:

Name: COOPER COONS, LTD.

Address: 10655 Park Run Dr., Suite 130

City/State/Zip: Las Vegas, Nevada 89144

Mail Tax Statements to:

Name: Leroy and Juanita, Orsetti Family Trust

Address: 1830 Sugar Pine Way

City/State/Zip: Vallecito, California 95251

Grant, Bargin, Sale Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

\_\_\_ Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

\_\_\_ Judgment – NRS 17.150(4)

\_\_\_ Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APN: a portion of 164-02-216-015**

**When Recorded, Mail to:**

COOPER COONS, LTD.  
10655 Park Run Drive  
Suite 130  
Las Vegas, Nevada 89144

**Mail Tax Statements to:**

Leroy and Juanita  
Orsetti Family Trust  
1830 Sugar Pine Way  
Vallecito, California 95251

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **LEROY A. ORSETTI and JUANITA P. ORSETTI, Husband and Wife**, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to **LEROY A. ORSETTI and JUANITA P. ORSETTI, as Co-Trustees of the LEROY and JUANITA ORSETTI FAMILY TRUST, U/A October 21, 2017**, or its successors all of its right, title and interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**


**SUBJECT TO:**

1. Taxes for the current fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

**GRANTEES' ADDRESS:** LEROY and JUANITA ORSETTI FAMILY TRUST  
1830 Sugar Pine Way, Vallecito, California 95251

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

Witness their hands this 28 day of April, 2018.

  
LERROY A. ORSETTI

  
JUANITA P. ORSETTI

A notary public or other officer completing this document verifies only the Identity of the individual who signed the document to which this page is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA )

County of USA )

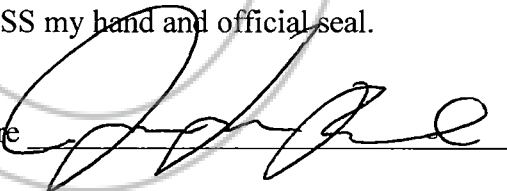
On 4-28-2018 before me, JESSICA LOPEZ Pineda (Notary Public)

personally appeared LEROY A. ORSETTI and JUANITA P. ORSETTI, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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 Amendment and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort that has been filed of recorded on August 27, 2001 with the Recorder in and for Douglas County, Nevada in Book 0801 Page 6980, as amended:

**Unit Type: 2bd Phase: 3 Inventory Control No: 36023063142  
Alternate Year Time Share: Even First Year Use: 2014**

If acquiring a Time Share Interest in Phase I, BUYER will receive fee title to a 1/1071<sup>th</sup> undivided interest (if annually occurring) or a 1/2142<sup>th</sup> undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase II, BUYER will receive fee title to a 1/1989<sup>th</sup> undivided interest (if annually occurring) or a 1/3978<sup>th</sup> undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase III, BUYER will receive fee title to a 1/1224<sup>th</sup> undivided interest (if annually occurring) or a 1/2448<sup>th</sup> 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 1/1224<sup>th</sup> undivided interest (if annually occurring) or a 1/2448<sup>th</sup> undivided interest (if biennially occurring) in said Phase.

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to usage limitations as contained in the Declaration, all restrictions imposed by the Walley's Property Owners Association, Inc., all other restrictions reserved unto the Grantor, all other easements and restrictions of every nature of record, and state and county advalorem and other taxes, if any.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, subject to those encumbrances and limitations as set forth herein, unto the Grantee against the claims of all persons whomsoever.

Assessor's Parcel Number: a portion of 164-02-216-015

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTION USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Verified Trust

1. Assessor Parcel Number(s)

- a) 164-02-216-015
- b) \_\_\_\_\_
- c) \_\_\_\_\_

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
- X Other
- Timeshare

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: **Transfer without consideration to or from a Trust.**

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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 Legal Assistant  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Leroy and Juanita Orsetti  
Address: 1830 Sugar Pine Way  
City: Vallecito  
State: California Zip: 95251

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

Print Name: Leroy and Juanita Orsetti  
Family Trust  
Address: 1830 Sugar Pine Way  
City: Vallecito  
State: California Zip: 95251

**COMPANY/PERSON REQUESTING RECORDING (required if not seller of buyer)**

Print Name: COOPER COONS, LTD. Escrow #: \_\_\_\_\_  
Address: 10655 Park Run Drive, Suite 130  
City: Las Vegas State: Nevada Zip: 89144

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILED**