

DOUGLAS COUNTY, NV

2018-917813

RPTT:\$5.85 Rec:\$35.00

\$40.85 Pgs=3

08/08/2018 11:04 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-15-000-025 PTN

Recording requested by:

Alan T. Kilpatrick

and when recorded mail to:

Timeshare Closing Services, LLC.

8545 Commodity Circle

Orlando, FL 32819

www.timeshareclosingservices.com

Escrow # 67050818003

Mail Tax Statements To: Jeff E. Leard, 325 W state Highway 20 Space D, Upper Lake,  
California 95485

ICN: 36021010072

Consideration: \$1050.00

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Alan T. Kilpatrick and Jo Ann K. Kilpatrick, Husband and Wife, as Joint Tenants with Right of Survivorship, not as tenants in common, whose address is 1 Spreading Oaks Court, Angleton, Texas 77515, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Jeff E. Leard and Makalyne Leard, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 325 W state Highway 20 Space D, Upper Lake, California 95485, "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: 8-6-18

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

Scott Schacter  
Witness #1 Sign & Print Name:  
**SCOTT SCHACTER**

Alan T. Kilpatrick by Anne Stewart  
Alan T. Kilpatrick  
by Anne Stewart, as the true and lawful attorney in fact under that power of attorney recorded herewith.

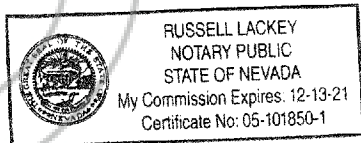
Sasha Herrell  
Witness #2 Sign & Print Name:  
**Sasha Herrell**

Jo Ann K. Kilpatrick by Anne Stewart  
Jo Ann K. Kilpatrick  
by Anne Stewart, as the true and lawful attorney in fact under that power of attorney recorded herewith.

STATE OF NEVADA ) SS  
COUNTY OF CLARK )

On 8-6-2018, before me, the undersigned notary, personally appeared Anne Stewart as the true and lawful attorney in fact under that power of attorney recorded herewith for Alan T. Kilpatrick and Jo Ann K. Kilpatrick, Husband and Wife, as Joint Tenants with Right of Survivorship, not as tenants in common, 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: [Signature]

My Commission Expires: 12-13-21

\_\_\_\_\_

## Exhibit "A"

File number: 67050818003

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 21, 2001 with the Recorder in and for Douglas County, Nevada in Book 0801 Page 6980, as amended:

**Unit Type: 2bd      Phase: 1      Inventory Control No.: 36021016072  
Alternate Year Time Share: Even      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.

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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-15-000-025 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 <u>TIMESHARE</u> |  |                                  |

3. a. Total Value/Sales Price of Property \$ 1,050.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 c. Transfer Tax Value: \$ 1,050.00  
 d. Real Property Transfer Tax Due \$ 5.85

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: Alan T. Kilpatrick  
 Address: 1 Spreading Oaks Court  
 City: Angleton  
 State: TX Zip: 77515

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jeff E. Leard  
 Address: 325 W state Highway 20 Space D  
 City: Upper Lake  
 State: CA Zip: 95485

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: TIMESHARE CLOSING SERVICES Escrow #: 67050818003  
 Address: 8545 COMMODITY CIRCLE  
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED