

Assessor's Parcel Number:
1319-15-000-15 015

Prepared By:
Janet Nagai Pedersen
4318 Morning Brook Court
Stockton, California 95219



00078301201809184930070071

KAREN ELLISON, RECORDER

E06

After Recording Return To:
Janet Nagai Pedersen
4318 Morning Brook Court
Stockton, California 95219

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 17, 2018 THE GRANTOR(S),

- Robert E. Pedersen and Janet Nagai Pedersen, a formerly married couple who were divorced on July 14, 2017,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Janet Nagai Pedersen, a single person, residing at 4318 Morning Brook Court, Stockton, California County, California 95219

the following described real estate, situated in Genoa, in the County of Douglas County, State of Nevada:

Legal Description:

Unit type: 2bd Phase: 2 Inventory Control Number: 170372001 Annual Time Share: First Year
Use: 2012 An undivided fee simple ownership interest 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 Wallye's Resort that
has been filed previously.

Description is as it appears in Document No.0796356,Official Records, Douglas County
County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any
part thereof.

Divorce

Mail Tax Statements To:
Janet Nagai Pedersen
4318 Morning Brook Court
Stockton, California 95219

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 8/17/18

Robert Pedersen
Robert E. Pedersen
7321 Camellia Lane
Stockton, California
95207

DATED: 8/17/18

Janet Nagai Pedersen
Janet Nagai Pedersen
4318 Morning Brook Court
Stockton, California
95219

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

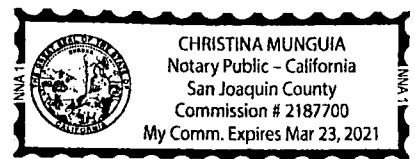
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN COUNTY

On 8/17/18 before me, Christina Munguia, Notary Public personally appeared Robert E. Pedersen, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christina Munguia (Notary Seal)
Signature of Notary Public



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

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN COUNTY

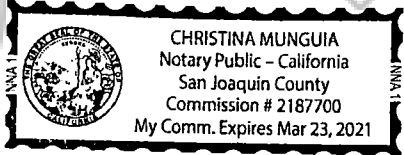
On 8/17/19 before me, Christina Munguia, Notary Public personally appeared Janet Nagai Pedersen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christina Munguia
Signature of Notary Public

(Notary Seal)



15

Exhibit

DOC # **0796356**
01/26/2012 01:15 PM Deputy: KE
OFFICIAL RECORD
Requested By:
ONE EIGHT SIX TWO

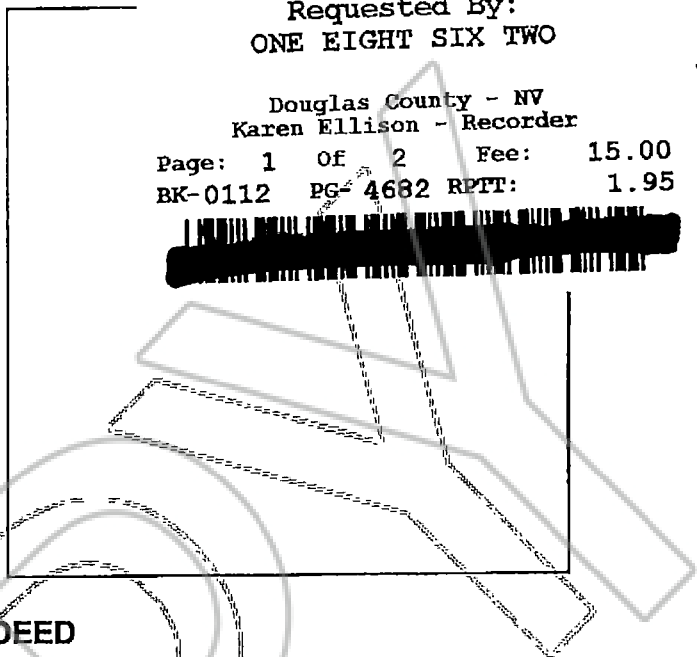
Assessor's Parcel # a portion of 1319-15-000-015

Real Property Transfer Tax \$1.95

Recording Requested by:
1862, LLC
2001 Foothill Road
Genoa, Nevada 89411

After recording, please return to:
1862, LLC
3179 N. Gretna Road
Branson, MO 65616

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0112 PG-4682 RPTT: 1.95



GRANT DEED

This Grant Deed is executed on this **September 18, 2011**, by the following identified party(ies) who shall be collectively referred to herein as "Grantor", **Robert Pedersen and Janet N. Pedersen, Husband and Wife as joint tenants with right of survivorship**, to and in favor of **1862, LLC**, a Nevada limited liability company, and its successors and assigns forever ("Grantee").

For and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has granted, bargained, sold, aligned, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto the Grantee and unto the heirs, successors and assigns, as applicable, of Grantee forever, 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 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: 2 bd Phase: 2
Inventory Control No: 17-037-20-01 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 1/1989th 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 Grantor, all other easements and restrictions of every nature of record, and state and county ad valorem 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.

AND THE SAID Grantor, to the extent applicable, does hereby release in full all dower, curtesy, homestead and other constitutional or statutory rights of whatever nature which Grantor may possess in and to said real property.

IN WITNESS WHEREOF, Grantor has executed and delivered this Grant Deed to Grantee as of the date first referenced above.

GRANTOR:

Robert Pedersen

Robert Pedersen

Janet N. Pedersen

Janet N. Pedersen

ACKNOWLEDGMENT

(STATE OF NEVADA)

(COUNTY OF DOUGLAS)

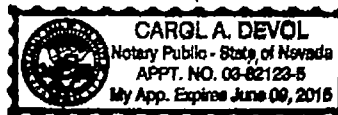
On this **September 18, 2011**, before me personally appeared **Robert Pedersen and Janet N. Pedersen**, to me known to be the persons described herein and who executed the foregoing, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of DOUGLAS, State of NEVADA, the day and year first above written.

Carol A. De Vol
Carol A. De Vol, NOTARY PUBLIC

My Term Expires:

June 9, 2015



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-15-000-015
 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) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 6
 b. Explain Reason for Exemption: per divorce

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 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 Janet Nagai Pedersen Capacity owner
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Janet Nagai Pedersen / Robert Pedersen
 Address: 4318 Morning Brook Ct
 City: Stockton
 State: CA Zip: 95219

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Janet Nagai Pedersen
 Address: 4318 Morning Brook Ct
 City: Stockton
 State: CA Zip: 95219

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)