

Assessor's Parcel Number:
1319-15-000-020

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



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: 3 Inventory Control Number: 36023082510 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. 0803951, 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.

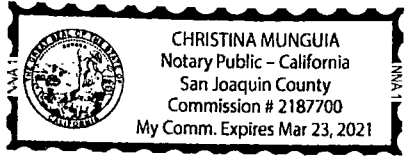
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN COUNTY

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

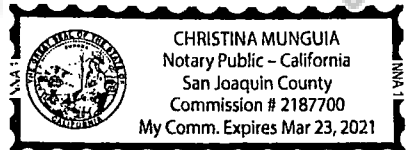
On 8/17/18 before me, Christina Munguia, Notary Public, personally appeared Janet Nagai Pedersen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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)



61

Exhibit

DOC # 0803951
06/13/2012 09:09 AM Deputy: SG

OFFICIAL RECORD

Requested By:
1862, LLC

Assessor's Parcel # A portion of 1319-15-000-020

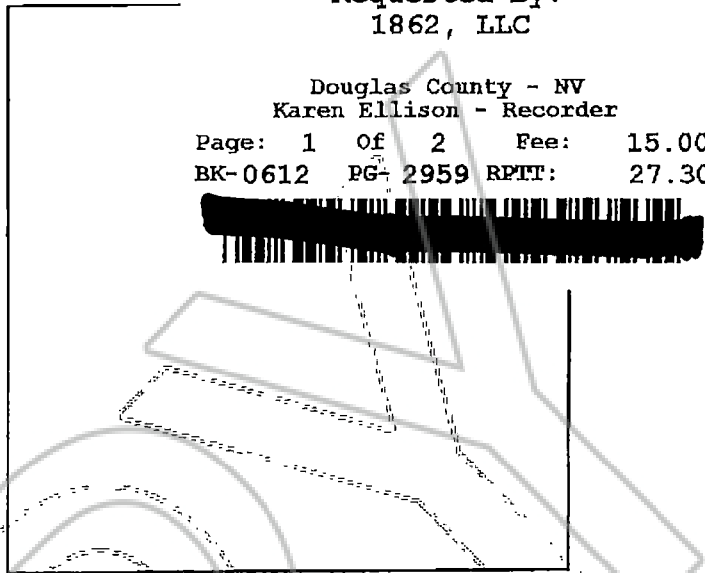
Real Property Transfer Tax \$ 27.30

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- 0612 PG- 2959 RPIT: 27.30



GRANT DEED

This Grant Deed is executed on this **September 18, 2011**, by 1862, LLC, a Nevada limited liability company ("Grantor"), to and in favor of the following identified party, and their respective heirs, successors and assigns forever, who shall be referred to herein as "Grantee":

Robert E. Pedersen and Janet Nagai-Pedersen, Husband and Wife, whose address is 4318 Morning Brook Ct, Stockton, CA 95219.

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: 2bd Phase: 3 Inventory Control No: 36023082510
Alternate Year Time Share: Annual First Year Use: 2012**

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.

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

1862, LLC

By: Erika Allen

Erika Allen

Title: Director of Sales Administration

ACKNOWLEDGMENT

(STATE OF MISSOURI)

(COUNTY OF TANEY)

On this **September 18, 2011** before me personally appeared **Erika Allen**, to me known to be the person described herein and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed in the name of, as a duly authorized representative of, and pursuant to appropriate authorization from 1862, LLC.

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

My Term Expires:

7-21-12

Paul Beck NOTARY PUBLIC



PAUL BECK
My Commission Expires
July 21, 2012
Taney County
Commission #05603748

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1319-15-000-020
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 Time share

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)**

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

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

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)