

DOUGLAS COUNTY, NV

**2018-920083**

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=6

**09/26/2018 02:16 PM**

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN: 1319-22-000-021  
RECORDING REQUESTED BY:  
Fidelity National Timeshare  
A Division of Chicago Title Company  
10805 Rancho Bernardo Rd Suite 150  
San Diego, CA 92127

WHEN RECORDED PLEASE MAIL TO:  
Walley's Property Owners Association  
c/o Trading Places International 25510  
Commercentre Dr. Ste. 100 Lake  
Forest, CA 92630

MAIL TAX STATEMENTS TO:  
Walley's Partners LTD Prtnershp  
Trading Places International  
25510 CommerCentre Dr Ste 100  
Lake Forest, CA 92630

CTT File Number: DBK5606  
Contract Number: DWR-AS101126  
Real Property Transfer Tax: \$1.95  
City: Genoa

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

**George W. Gundred and Susan J. Gundred, Husband and Wife as Joint Tenants with Right of Survivorship**

Does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to:

**Walley's Property Owners Association, a Nevada non-profit corporation**

All that real property situated in the City of Genoa, County of Douglas, State of Nevada, bounded and described as follows:

A timeshare estate comprised of an undivided **1/1071st** interest as tenants in common in and to that certain real property and improvements situate in the said County and State and as a reference only having Inventory No. **17-011-26-01** in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to Grantor recorded on **3/24/2000** as Document Number **2000-0488458** in Book **0300** Page **4213-4214**, as more particularly described in Exhibit "A" attached hereto and made apart hereof.

**THIS INSTRUMENT FILED FOR RECORD BY CHICAGO TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.**

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

Document Date: August 9, 2018

*George W. Gundred* 8/24/18  
George W. Gundred

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **George W. Gundred.**

Signature of Notary:	_____
Print Name of Notary:	_____
Commission Expiration:	<u>MARCH 24, 2022</u>
(Notary Seal)	
SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED	

*8/24/18*  
**See Attached**  
**CA Acknowledgement**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual 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 Nevada

On 21 August 2018 before me,  
Date

Kayla Eiermann, Notary Public  
*(Here Insert Name and Title of the Officer)*

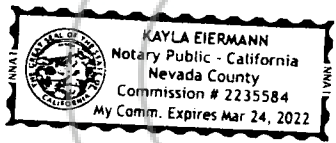
personally appeared \_\_\_\_\_

George W. Sundred  
*(Name(s) of Signer(s))*

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.



Signature Kayla Eiermann  
*(Signature of Notary Public)*

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed Document Date: 8/21/18  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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

Document Date: August 9, 2018

Susan J. Gundred 8/24/18  
Susan J. Gundred

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Susan J. Gundred**.

Signature of Notary:	_____
Print Name of Notary:	_____
Commission Expiration:	<u>March 24, 2012</u>
(Notary Seal)	
SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED	

8/24/18  
**See Attached**  
**CA Acknowledgement**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

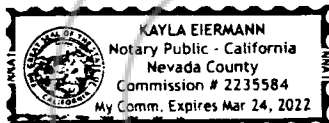
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Nevada  
On 24 August 2018 before me, Kayla Eiermann, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Susan J. Gundred  
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

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Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Inventory No.: 17-011-26-01

**EXHIBIT "A"**

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided **1/1071st** interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

**ADJUSTED PARCEL F:** A parcel of land located within a portion of the West one-half of the Northeast on-quarter (W 1/2 NE 1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937; thence South 57° 32' 32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80° 00' 00" East, 72.46 feet; thence South 80° 00' 00" West, 182.33 feet; thence North 10° 00' 00" West, 72.46 feet to the POINT OF BEGINNING.

(Reference if made to Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded on September 17, 1998 in Book 998, at Page 3261, as Document No. 449576.)

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a **Deluxe** UNIT each year in accordance with said Declaration.

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation recorded on May 26, 2006, in Book 0506 at Page 10729, as Document No. 0676008; and Access Easement recorded on July 26, 2006, in Book 0706 at Page 9371, as Document No. 0680633, all of Official Records, Douglas, NV.

A Portion of APN: 1319-22-000-021

Contract Number: DWR-AS101126

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-22-000-021
- 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:

\$500.00  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value \$500.00  
Real Property Transfer Tax Due: \$ 1.95

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 %

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 *George W. Gundred* Capacity George W. Gundred / Grantor

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

Print Name: George W. Gundred  
Address: 11461 Oak Canyon Drive Penn Valley, CA 95946

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

Print Name: Walley's Property Owners Association  
Address: c/o Trading Places International 25510 Commercentre Dr. Ste. 100 Lake Forest, CA 92630

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Fidelity National Timeshare CTT File Number: DBK5606  
Address: 10805 Rancho Bernardo Rd Suite 150  
City: San Diego State: CA Zip: 92127

Contract Number: DWR-AS101126