

DOUGLAS COUNTY, NV

2018-921109

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

10/18/2018 10:47 AM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN:1319-22-000-018

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 Ptnershp
Trading Places International
25510 CommerCentre Dr Ste 100
Lake Forest, CA 92630

CTT File Number: DBK5785

Contract Number: DWR-DS508939

Real Property Transfer Tax: \$1.95

City: Genoa

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant, Bargain, Sale Deed

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

Delbert Vicente Sullivan and Carol Louvina Sullivan, Trustees of the Delbert Vicente Sullivan and Carol Louvina Sullivan Living Trust, dated October 13, 2000

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 **1/204th** 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. **17-089-39-01** in the project commonly known as **DavidWalley's Resort**.

This being the same property conveyed to Grantors recorded on **8/18/2006** as Document Number **0682605** in Book **0806**, page **7479**, 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: September 24, 2018

Delbert Vicente Sullivan and Carol Louvina Sullivan Living Trust, dated October 13, 2000

Delbert Vicente Sullivan Trustee
Delbert Vicente Sullivan, Trustee

STATE OF California }
COUNTY OF El Dorado } ss:

This instrument was acknowledged before me on this 2 day of October, 2018
by Delbert Vicente Sullivan.

Signature of Notary: [Signature]

Print Name of Notary: Keenan T. Johnson

Commission
Expiration: March 31, 2022



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

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

Document Date: September 24, 2018

Delbert Vicente Sullivan and Carol Louvina Sullivan Living Trust, dated October 13, 2000

Carol Louvina Sullivan, Trustee
Carol Louvina Sullivan, Trustee

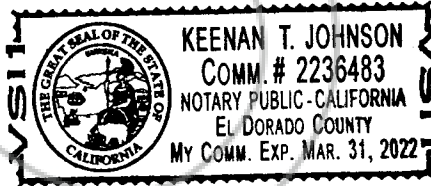
STATE OF California }
COUNTY OF El Dorado } SS:

This instrument was acknowledged before me on this 2 day of October, 2018
by Carol Louvina Sullivan.

Signature of Notary: *Keenan T. Johnson*

Print Name of Notary: Keenan T. Johnson

Commission
Expiration: March 31, 2022



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

Inventory No.: 17-089-39-01

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 **1/204th** interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL I as shown on that Record of Survey for DAVID WALLEY'S RESORT (a commercial subdivision), WALLEY'S PARTNERS LTD. PARTNERSHIP, filed for record with the Douglas County Recorder on May 26, 2006 in Book 0506, at Page 10742, as Document No. 0676009, Official Records of Douglas County, Nevada.

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, 0489957, 0509920 and 0521436, and that Declaration of Annexation of David Walley's Resort Phase V recorded on May 26, 2006 in the Office of the Douglas County Recorder as Document No. 0676055 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a **Two Bedroom UNIT** every 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 Abandonment Deed recorded May 26, 2006 in Book 0506, page 10729, as Document No. 0676008, Official Records, Douglas County, Nevada.

A Portion of APN: 1319-22-000-018

Contract Number: DWR-DS508939

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) A Por. 1319-22-000-018
- 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) \$500.00
Transfer Tax Value \$
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 *Delbert Vicente Sullivan* Capacity Delbert Vicente Sullivan, Trustee / Grantor

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

Print Name: Delbert Vicente Sullivan, Trustee
Address: 2681 Cameron Park DR #54 Cameron Park, Ca 95682

**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: DBK5785
Address: 10805 Rancho Bernardo Rd Suite 150
City: San Diego State: CA Zip: 92127

Contract Number: DWR-DS508939