

DOUGLAS COUNTY, NV

2018-921433

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=6

10/29/2018 09:41 AM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN:1319-15-000-015  
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  
c/o Trading Places International  
25510 CommerCentre Dr Ste 100  
Lake Forest, CA 92630

CTT File Number: DBK5799  
Contract Number: DWR-BS205244  
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,

**Stanley R. Nelson and Mary Lou Nelson, Husband and Wife as Joint Tenants with Right of Survivorship**

does hereby GRANT, BARGAIN, SELL AND CONVEY 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:

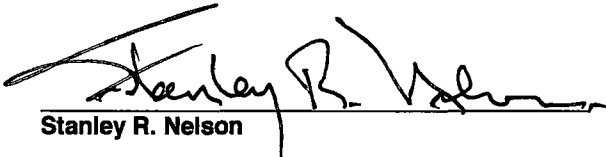
A timeshare estate comprised of an undivided ~~1/1989th~~ interest as tenants in common in and to that certain real property and improvements situate in the said County and State and as a reference only having Inventory No. **36022052440** in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to Grantors recorded on **10/9/2012** as Document Number **0810507** in **Book 1012, page 2210**, 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

  
Stanley R. Nelson

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

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Stanley R. Nelson**.

Signature of Notary: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_  
Commission Expiration: \_\_\_\_\_

SEE ATTACHED  
CA. ACKNOWLEDGEMENT  
10-6-18

(Notary Seal)

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

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary 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 PLACER }

On 10.8.16 before me, **Jasmine Christine French**, Notary Public,  
Date

personally appeared Stanley R. Nelson  
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.

Place Notary Seal Above

Jasmine Christine French  
Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document*

### Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: 10.8.16 Number of Pages: 4

Signer(s) Other Than Named Above: \_\_\_\_\_

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

Document Date: September 24, 2018

Mary Lou Nelson  
Mary Lou Nelson

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

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Mary Lou Nelson.

Signature of Notary: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

SEE ATTACHED  
CA. ACKNOWLEDGEMENT

10-8-16

(Notary Seal)

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STATE OF CALIFORNIA }  
COUNTY OF PLACER }

On 10-6-15 before me, **Jasmine Christine French**, Notary Public,  
Date

personally appeared Mary Lou Nelson  
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.

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Signature of Notary Public

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EXHIBIT "A"

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: 2                      Inventory Control No.: 36022052440**

**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 1/19891th 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 Dillion 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.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) A Por. 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) \$500.00  
Transfer Tax Value \$  
Real Property Transfer Tax Due: \$500.00  
\$ 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 *Stanley R. Nelson* Capacity Stanley R. Nelson / Grantor

| <b>SELLER (GRANTOR) INFORMATION<br/>(REQUIRED)</b>    | <b>BUYER (GRANTEE) INFORMATION<br/>(REQUIRED)</b>  |
|---|--|
| Print Name: <u>Stanley R. Nelson</u>                  | Print Name: <u>Walley's Property Owners Association</u>  |
| Address: <u>12460 Marathon Drive Auburn, CA 95603</u> | Address: <u>c/o Trading Places International 25510 Commercentre Dr. Ste. 100 Lake Forest, CA 92630</u> |

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**  
Print Name: Fidelity National Timeshare CTT File Number: DBK5799  
Address: 10805 Rancho Bernardo Rd Suite 150  
City: San Diego State: CA Zip: 92127

Contract Number: DWR-BS205244