

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

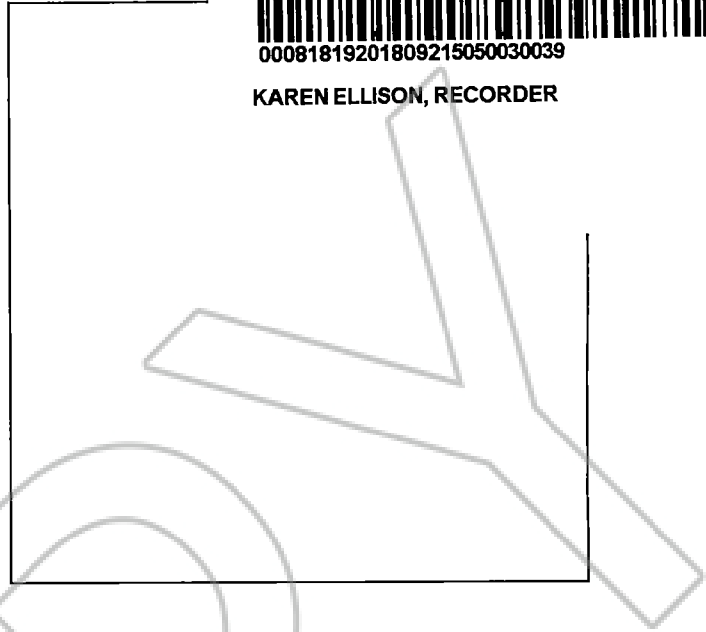


KAREN ELLISON, RECORDER

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



GRANT DEED

This Grant Deed is executed on this 27th day of September, 20 18, by the following identified party(ies) who shall be collectively referred to herein as "Grantor", **Michael A Manoguerra and Debra Manoguerra, Husband and Wife, as Joint Tenants with Right of Survivorship, not as Tenants in Common**, 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 2bd Phase 2
Inventory Control No 36022029350 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

Michael A Manoguerra 9/27/18
Michael A Manoguerra

Debra Manoguerra 9/27/18
Debra Manoguerra

ACKNOWLEDGMENT

(STATE OF California)

(COUNTY OF Alameda)

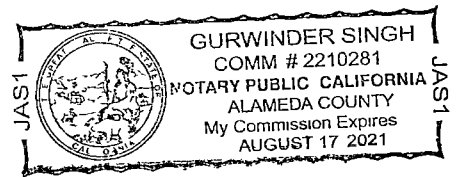
On this 27 day of Sept., 2018, before me personally appeared **Michael A Manoguerra and Debra Manoguerra**, to me known to be the persons described herein and who executed the foregoing, and acknowledged that he/she/they executed the same as his/her/their free act and deed

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

Gurwinder Singh
NOTARY PUBLIC

My Term Expires
08/17/2021

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 NEVADA
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #	_____
BOOK _____	PAGE _____
DATE OF RECORDING	_____
NOTES	_____

- 1 Assessors 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

3 Total Value/Sales Price of Property \$ 500 00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due \$ 1 95 ✓

4 If Exemption Claimed
 Transfer Tax Exemption per NRS 375 090, Section # _____
 Explain Reason for Exemption _____

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 [Signature] Capacity Authorized Agent for 1862, LLC
 Signature _____ Capacity _____

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

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

Print Name: Michael A Manoguerra and Debra Manoguerra
Address: 1042 Innsbruck St
City: Livermore
State: CA **Zip:** 94550

Print Name: 1862, LLC
Address: 2001 Foothill Rd
City: Genoa
State: NV **Zip:** 89411

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name Rhea Harvey Escrow # _____
 Address 3179 N Gretna Road
 City Branson State Missouri Zip 65616

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