

DOUGLAS COUNTY, NV

**2018-921650**

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=7

10/31/2018 12:48 PM

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

E03

**RECORDING COVER PAGE**

**APN:** 1319-15-000-015  
1319-15-000-025  
1319-15-000-020  
1319-15-000-022  
1319-15-000-030  
1319-15-000-031  
1319-15-000-032

**Recording Requested by:**  
Wilson Title Services, LLC

**When Recorded Mail Tax Statements to:**  
WALLEY'S PROPERTY OWNERS ASSOCIATION  
701 Carson St., Suite 200  
Carson City, NV 89701

**When Recorded Mail to:**  
WALLEY'S PROPERTY OWNERS ASSOCIATION  
701 Carson St., Suite 200  
Carson City, NV 89701

**TITLE OF DOCUMENT:**

**QUIT CLAIM DEED**

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is dated as of October 10, 2018 and is executed by **HANAIEI BAY INTERNATIONAL INVESTORS, L.P.**, a Hawaii limited partnership, ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **WALLEY'S PROPERTY OWNERS ASSOCIATION**, a Nevada non-profit corporation ("Grantee), does hereby irrevocably and unconditionally grant, convey, sell, and quitclaim unto said Grantee, and unto Grantee successors and assigns forever, all of its right, title, interest and claim, if any, including any and all of Grantor's rights of curtesy or homestead as provided under the law, in and to that certain real property situated in the County of Douglas and State of Nevada and more particularly described on Exhibit A (the "Property"), attached hereto and incorporated herein by this reference.

To have and to hold the same unto the said Grantee and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

**HANAIEI BAY INTERNATIONAL INVESTORS,  
L.P.,  
a Hawaii limited partnership**

**By: HBII MANAGEMENT, LLC,  
a Hawaii limited liability company,  
its General Partner**


By: Jerry A. Ruthruff  
Jerry A. Ruthruff  
Title: Manager

**ACKNOWLEDGMENT**

STATE OF WA )  
 ) ss.  
COUNTY OF King )

On this 12<sup>th</sup> day of October 2018, before me personally appeared Jerry A Runniffe, to me personally known, who being duly sworn, and stated that he was the manager of **HBII MANAGEMENT, LLC**, a Hawaii limited liability company, the General Partner of **HANALEI BAY INTERNATIONAL INVESTORS, L.P.**, a Hawaii limited partnership (the "Company"), and that, having been duly authorized so to act, he had signed, executed, and delivered the foregoing instrument on behalf of said Company for the consideration and purposes set forth therein.

WITNESS my hand and official seal of office, this 12<sup>th</sup> day of October 2018.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 07/28/2021



**EXHIBIT A  
TO  
QUITCLAIM AND ASSIGNMENT**

**Description of Real Property**

**The following real property located in Douglas County Nevada, together with any and all timeshare intervals owned by Grantor and located therein:**

**Parcel I (Bodie Building)**

Parcel E-I of the Final Subdivision Map LDA # 98-05 for David Walley's Resort, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000 in Book 1000 at Page 3464 as Document No. 0501638 and by Certificate of Amendment recorded November 03, 2000 in Book 1100 at Page 467 as Document No. 0502689, Official Records of Douglas County, Nevada.

Together with permanent non-exclusive easement for utilities and access for the benefit of Parcel E-I as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998 at Page 3250 as Document No. 0449574, Official Records, Douglas County, Nevada.

Together with a perpetual non-exclusive easement for 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 Deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008, Official Records, Douglas County, Nevada.

APN: 1319-15-000-015

**Parcel II (Aurora Building)**

A parcel of land located within a portion of the west one-half of the northeast one-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, 93.93 feet;

thence North 35°00'00" East, 22.55 feet;

thence North 10°00'00" West, 92.59 feet;

thence North 80°00'00" East, 72.46 feet;

thence South 10°00'00" East, 181.00 feet;

thence South 80°00'00" West, 182.33 feet;

thence North 10°00'00" West, 72.46 feet to the point of beginning.

The foregoing also being illustrated as Adjusted Parcel F on Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded September 17, 1998 in Book 998 at Page 3261 as Document No. 449576.

APN: 1319-15-000-025

Document No. 449575 is provided to comply with the requirements of NRS 111.312.

[Exhibit continues on following page.]

**EXHIBIT A  
TO  
QUITCLAIM AND ASSIGNMENT**

(CONTINUED)

Parcel III (Canyon Building)

A parcel of land located within a portion of the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section 15, Township 13, North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of the Recorder, Douglas County, Nevada as Document No. 540898;

thence North  $59^{\circ}04'37''$  East, 935.90 feet to the Point of Beginning;  
thence South  $88^{\circ}38'16''$  East, 105.55 feet;  
thence South  $01^{\circ}21'44''$  West, 203.97 feet;  
thence North  $88^{\circ}38'16''$  West, 105.55 feet;  
thence North  $01^{\circ}21'44''$  East, 203.97 feet to the Point of Beginning.

[Exhibit continues on following page.]

**EXHIBIT A  
TO  
QUITCLAIM AND ASSIGNMENT  
(CONTINUED)**

The foregoing also being illustrated as Adjusted Parcel G as shown on that Record of Survey to Support a Boundary Line Adjustment recorded September 20, 2002 in the Office of the Douglas County Recorder as, in Book 902, Page 6258 as Document No. 0552536.

Together with a perpetual non-exclusive easement for 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 Deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008, Official Records, Douglas County, Nevada.

APN: 1319-15-000-020

Document No. 552535 is provided to comply with the requirements of NRS 111.312.

Parcel IV (Dillon Building)

A parcel of land located within a portion of the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section 15, Township 13, North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of the Recorder, Douglas County, Nevada as Document No. 540898;

thence North 46°23'33" East, 970.95 feet to the Point of Beginning;  
thence North 40°16'02" East, 49.09 feet;  
thence South 49°43'58" East, 103.54 feet;  
thence South 40°16'02" West, 49.09 feet;  
thence North 49°43'58" West, 103.54 to the Point of Beginning

The foregoing also being illustrated as Adjusted Parcel H as shown on that Record of Survey to Support a Boundary Line Adjustment recorded September 19, 2005 in the Office of the Douglas County Recorder as, in Book 905, Page 6557 as Document No. 655402.

Together with a perpetual non-exclusive easement for 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 Deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008, Official Records, Douglas County, Nevada.

APN: 1319-15-000-022

Document No. 655401 is provided to comply with the requirements of NRS 111.312.

[Exhibit continues on following page.]

EXHIBIT A  
TO  
QUITCLAIM AND ASSIGNMENT  
(CONTINUED)

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 County, Nevada.

APN: 1319-15-000-030

Document No. 731529 is provided to comply with the requirements of NRS 111.312.

Parcel VIII (Dillon Building)

Parcel L 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 July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for 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 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 County, Nevada.

APN: 1319-15-000-031

Document No. 731529 is provided to comply with the requirements of NRS 111.312.

Parcel IX (Dillon Building)

Parcel M 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 July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for 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 recorded July 26, 2006 in Book 0706 at Page 9371 as Document No. 680633 of Official Records, Douglas County, Nevada.

APN: 1319-15-000-032

Document No. 731529 is provided to comply with the requirements of NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-15-000-015, 1319-15-000-025  
 b) 1319-15-000-020, 1319-15-000-022  
 c) 1319-15-000-030, 1319-15-000-031  
 d) 1319-15-000-032

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhs      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3  
 b. Explain reason for exemption: Settlement of lawsuit. Grantor released any interest at project.

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: [Signature] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**  
 HANAIEI BAY INTERNATIONAL  
 Print Name: INVESTORS, L.P.  
 Address: 701 S. Carson St., Suite 200  
 City: Carson City  
 State: NV Zip: 89701

**(REQUIRED)**  
 WALLEY'S PROPERTY  
 Print Name: OWNERS ASSOCIATION  
 Address: 701 S. Carson St., Suite 200  
 City: Carson City  
 State: NV Zip: 89701

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Orange Lake Country Club, Inc. File Number: \_\_\_\_\_  
 Address 8505 W. Irlo Bronson Mem. Hwy.  
 City: Kissimmee State: FL Zip: 34747

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