

A portion of APN: 17-212-050

#17-014-36-01

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Margaret H. Fulton, Esq.
ROBINSON, LYON & FULTON
One California Street
Auburn, CA 95603



KAREN ELLISON, RECORDER

E07

GRANT DEED

The undersigned Grantor declares: Transfer Tax is \$0.00. This transfer is a transfer of assets to a trust and is exempt from imposition of the Transfer Tax pursuant to NRS 375.090, Section 7. No consideration given - change in formal title only.

FOR NO CONSIDERATION, GRANTOR Antoinette Irwin, an unmarried woman, does hereby REMISE, RELEASE AND FOREVER GRANT to GRANTEE Antoinette Irwin, Trustee of the Irwin Revocable Trust, created 10-11, 2018, whose address is 4000 Winding Creek Road, Sacramento, CA 95864, all of her right, title and interest in and to the following described property located and situated in Douglas County, State of Nevada:

As described on Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded on September 23, 1998, in Book 998 at Page 4404 as Document Number 449993, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's successors and assigns forever.

DATED: 10-11, 2018

Antoinette Irwin

ACKNOWLEDGMENT

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

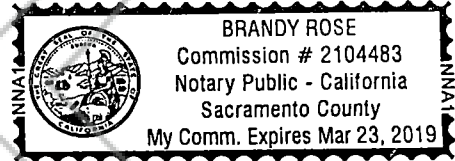
COUNTY OF SACRAMENTO

On Oct. 11, 2018, before me, **Brandy Rose**, a notary public, personally appeared Antoinette Irwin, 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 *Brandy Rose* (Seal)



\grant deed - Timeshare

Inventory No:

EXHIBIT "A"
(Walley's)

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 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.

(Reference is 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. 044993, and subject to said Declaration; with the exclusive right to use said interest for one Use Period each year in accordance with said Declaration.

A Portion of APN 17-212-05

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) A portion of APN: 17-212-050
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>TIMESHARE</u> | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Identified Trust - P</u>

3. Total Value/Sales Price of Property:

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to a trust without consideration with certificate of trust presented at time of transfer.

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 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 Antoinette Irwin Capacity Grantor
 Signature Antoinette Irwin Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Antoinette Irwin
 Address: 4000 Winding Creek Rd.
 City: Sacramento
 State: CA Zip: 95864

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Antoinette Irwin, Trustee
 Address: 4000 Winding Creek Rd.
 City: Sacramento
 State: CA Zip: 95864

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Robinson & Fulton Law Escrow # _____
 Address: One California Street
 City: Auburn State: CA Zip: 95803

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)