

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



00083391201809228850030036

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 27<sup>th</sup> day of November, 2018, by the following identified party(ies) who shall be collectively referred to herein as "Grantor", **David Ellis O Brien and Cynthia L O Brien, 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: 36022057260 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

David Ellis O'Brien

David Ellis O'Brien

Cynthia L. O'Brien

Cynthia L. O'Brien

ACKNOWLEDGMENT

(STATE OF Nevada )

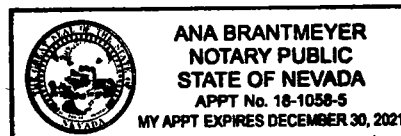
(COUNTY OF Douglas)

On this 27<sup>th</sup> day of November, 2018, before me personally appeared **David Ellis O'Brien and Cynthia L. O'Brien**, 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 Douglas, State of NV, the day and year first above written

ANA BRANTMEYER  
NOTARY PUBLIC

My Term Expires  
12-30-21



STATE OF NEVADA  
DECLARATION OF VALUE

1 Assessor Parcel Number(s)  
a) a portion of 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 time share

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES _____	

3 Total Value/Sales Price of Property \$ 500.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value \$ 500.00  
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 David O'Brien Capacity OWNER/SELLER

Signature Cynthia O'Brien Capacity Owner/Seller

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name David & Cynthia O'Brien  
Address 5924 Trawler Way  
City Citrus Heights  
State CA Zip 95621

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 \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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