

DOUGLAS COUNTY, NV

2018-922993

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

11/29/2018 11:18 AM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN:1319-15-000-029
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
Trading Places International
25510 CommerCentre Dr Ste 100
Lake Forest, CA 92630

CTT File Number: DBK5744
Contract Number: DWR-DS609510-E
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,

Jose Luis Avila, Jr., a widower

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 **1/408th** 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. **06-095-10-C** in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to Grantor, recorded on **11/8/2007** as Document Number **2007-712743** in **Book 1107, Page 2233**, 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

Jose Luis Avila Jr.
Jose Luis Avila, Jr.

STATE OF _____ }
COUNTY OF _____ } ss:

This instrument was acknowledged before me on this _____ day of _____, 20____
by Jose Luis Avila, Jr..

Signature of Notary:	_____
Print Name of Notary:	_____
Commission Expiration:	_____
(Notary Seal)	
SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED	

See attached all purpose Acknowledgment

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)

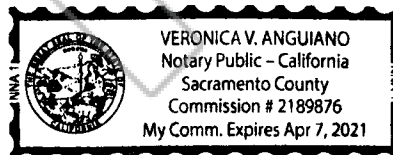
On 10-3-2018 before me, VERONICA V. ANGUIANO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Jose Luis Avila Jr.
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 Veronica Angiano (Seal)



See attached Grant, Bargain, Sale Deed

Inventory No.: 06-095-10-C

EXHIBIT "A"

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 **1/408th** interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL J 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 those easements appurtenant thereto and such easements and use rights described in Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489957, 0509920 and 0521436, and that Declaration of Annexation of David Walley's Resort Phase VI recorded on August 8, 2006 in the Office of the Douglas County Recorder as Document No. 0681616 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a **Two Bedroom** UNIT every other year in **Even-numbered** years in accordance with said Declaration.

Together with a perpetual non-exclusive easement of 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 Abandonment Deed recorded May 26, 2006 in Book 0506 at Page 10729 as Document No. 0676008; and Access Easement recorded July 26, 2006 in Book 0706 at Page 9371 as Document No. 0680633, all of Official Records, Douglas County, Nevada.

A Portion of APN: 1319-15-000-029

Contract Number: DWR-DS609510-E

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. **Assessor Parcel Number(s)**
 a) A Por. 1319-15-000-029
 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:** \$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 *Jose Luis Avila Jr.* Capacity Jose Luis Avila, Jr. / Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Jose Luis Avila, Jr.</u>	Print Name: <u>Walley's Property Owners Association</u>
Address: <u>8080 Deer Lake Drive Sacramento, CA 95823</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: DBK5744
 Address: 10805 Rancho Bernardo Rd Suite 150
 City: San Diego State: CA Zip: 92127

Contract Number: DWR-DS609510-E