

DOUGLAS COUNTY, NV

2018-923914

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

12/21/2018 04:04 PM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN:1319-15-000-015  
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: DBK6174  
Contract Number: DWR-BS203351-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,

**Danny Peluso, an Unmarried Man**

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 **1/3978th** 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. **17-033-51-81** in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to Grantor recorded on **10/18/2001** as Document Number **0525473** in **Book 1001 Page 5767**, 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.

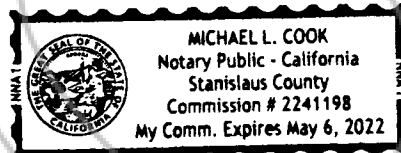
Document Date: December 10, 2018

Danny Peluso  
Danny Peluso

STATE OF CALIFORNIA } ss:  
COUNTY OF STANISLAUS

This instrument was acknowledged before me on this 13 day of DEC, 2018  
by Danny Peluso.

Signature of Notary: Michael L. Cook  
Print Name of Notary: MICHAEL L. COOK  
Commission Expiration: MAY 6, 2022



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

**Inventory No.: 17-033-51-81**

**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 **1/3978th** interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 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. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998, Page 3250 as Document No. 449574, Official Records, Douglas County, Nevada.

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. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a **Standard** UNIT every other year in **Even**-numbered years in accordance with said Declaration.

A Portion of APN: 1319-15-000-015

Contract Number: DWR-BS203351-E

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) A Por. 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

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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$500.00  
\$ \_\_\_\_\_  
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 Danny Peluso Capacity Danny Peluso / Grantor

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

Print Name: Danny Peluso  
Address: 13177 Barnes Avenue Waterford, CA 95386-9711

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

Print Name: Walley's Property Owners Association  
Address: c/o Trading Places International 25510 Commercentre Dr. Ste. 100 Lake Forest, CA 92630

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Fidelity National Timeshare CTT File Number: DBK6174  
Address: 10805 Rancho Bernardo Rd Suite 150  
City: San Diego State: CA Zip: 92127

Contract Number: DWR-BS203351-E