

DOUGLAS COUNTY, NV

2019-927135

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=7

03/28/2019 10:01 AM

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:

John M. Nielsen

Deborah A. Nielsen

45323 Park Sierra Dr. #445

Coarsegold, CA. 93614

MAIL TAX STATEMENTS TO:

Walley's Partners LTD Prtnershp

Orange Lake Resorts

8505 W. Irlo Bronson Memorial Hwy

Kissimmee, FL 34747

CTT File Number: TQ5910

Contract Number: DWR-BS203442-4

Real Property Transfer Tax: \$1.95

City: Genoa

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

**James E. Markham Jr. and Paula R. Markham, Husband and Wife, and Alan D. Markham and Dawn N. Markham, Husband and Wife, as joint tenants with right of survivorship, not as tenants in common**

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to:

**John N. Nielsen and Debora A. Nielsen, Husband and Wife, as Joint Tenants with Right of Survivorship**

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 **1/1989th** 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. **36022034422** in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to Grantor recorded on **12/13/2012** as Document Number **2012-0814512** in **Book 1212, Page 3682**, 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: February 14, 2019

James E. Markham, Jr.  
James E. Markham Jr.

STATE OF California }  
COUNTY OF Contra Costa } ss:

This instrument was acknowledged before me on this 03 day of Feb, 2019  
by James E. Markham Jr..

Signature of Notary: \_\_\_\_\_

Print Name of Notary: Jennifer Baker

Commission Expiration: April 27 2022

See Acknowledgment JB

(Notary Seal)

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: February 14, 2019

Paula R. Markham  
Paula R. Markham

STATE OF California } ss:  
COUNTY OF Contra Costa

This instrument was acknowledged before me on this 03 day of Feb, 2019  
by **Paula R. Markham**.

Signature of Notary: \_\_\_\_\_

Print Name of Notary: Jennifer Baker

Commission Expiration: April 07 2022

**See Acknowledgment** JB

(Notary Seal)

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

# CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

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.

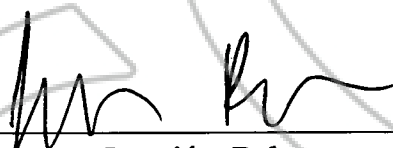
State Of: California  
County Of: Contra Costa

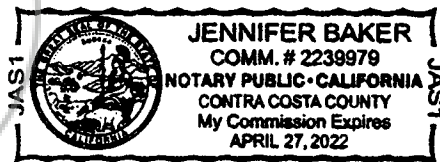
On Feb 23, 2019 before me, **Jennifer Baker**, Notary Public, personally appeared, Paula R. Markham and James E. Markham Jr

\_\_\_\_\_ 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 she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/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: Jennifer Baker



Title of Document: Quit Claim deed

Total Number of Pages including Attachment: 7

Notary Commission Expiration Date: April 27, 2022

Notary Commission Number: 2239979

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: February 14, 2019

*Alan D. Markham*  
Alan D. Markham

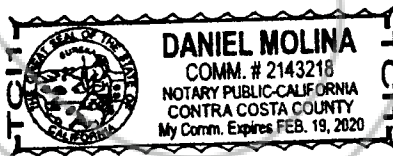
STATE OF California } ss:  
COUNTY OF Solano

This instrument was acknowledged before me on this 23<sup>rd</sup> day of February, 2019  
by Alan D. Markham.

Signature of Notary: *Daniel Molina*

Print Name of Notary: Daniel Molina

Commission Expiration: 2/19/2020



(Notary Seal)

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: February 14, 2019

Dawn N. Markham  
Dawn N. Markham

STATE OF California } ss:  
COUNTY OF Solano

This instrument was acknowledged before me on this 23<sup>rd</sup> day of February, 2019  
by Dawn N. Markham.

Signature of Notary: Daniel Molina  
Print Name of Notary: Daniel Molina  
Commission Expiration: 2/19/2020



(Notary Seal)

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

EXHIBIT "A"

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.: 36022034422

Alternate Year Time Share: Even

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 1/19891th 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 Dillion 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.

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 \$  
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 James E. Markham Jr. Capacity James E. Markham Jr. / Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>James E. Markham Jr.</u>	Print Name: <u>John M. Nielsen</u>
Address: <u>1045 Cornell Ave Albany, CA 94706</u>	Address: <u>45323 Park Sierra Dr. #445 Coarsegold, CA. 93614</u>

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

Print Name: Fidelity National Timeshare CTT File Number: TQ5910  
Address: 10805 Rancho Bernardo Rd Suite 150  
City: San Diego State: CA Zip: 92127

Contract Number: DWR-BS203442-4