

DOUGLAS COUNTY, NV

2019-927178

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=5

03/28/2019 02:00 PM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN:1319-15-000-032

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

Orange Lake Resorts

8505 W. Irlo Bronson Memorial Hwy.

Kissimmee, FL 34747

MAIL TAX STATEMENTS TO:

Walley's Partners LTD Prtnershp

Orange Lake Resorts

8505 W. Irlo Bronson Memorial Hwy.

Kissimmee, FL 34747

CTT File Number: DBK6210

Contract Number: DWR-DS910828

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,

James Duvaras Jr. and Patricia K. Inman, who erroneously acquired title as Patircia K. Inman, Husband and Wife

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:

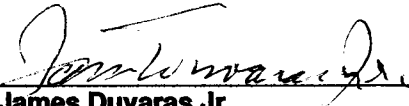
A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements situate in the said County and State and as a reference only having Inventory No. **36029108280** in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to Grantor recorded on 11/16/2011 as Document Number **0792727**, 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


James Duvaras Jr.

STATE OF _____ }
COUNTY OF _____ } ss:

This instrument was acknowledged before me on this _____ day of _____, 20____
by James Duvaras Jr..

Signature of Notary: _____
Print Name of Notary: _____
Commission Expiration: _____

See attached

(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: December 10, 2018


Patricia K. Inman

STATE OF _____ }
COUNTY OF _____ } ss:

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Patricia K. Inman**.

Signature of Notary: _____
Print Name of Notary: _____
Commission Expiration: _____

See attached

(Notary Seal)

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

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

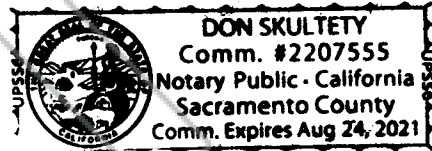
On 12-28-18 before me, Don Skultety, Notary Public
(insert name and title of the officer)

personally appeared James Duvaras Jr. & Patricia K. Inman
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  (Seal)



"Optional"

Document Title: Grant Bargain Sale 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: 4

Inventory Control No.: 36029108280

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 1/19891th 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. 1319-15-000-032 _____
- 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.

x Signature *James Duvaras Jr.* Capacity James Duvaras Jr. / Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James Duvaras Jr.
 Address: 39 River Bluff Ln Carmichael, Ca 95608-5269

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: DBK6210
 Address: 10805 Rancho Bernardo Rd Suite 150
 City: San Diego State: CA Zip: 92127

Contract Number: DWR-DS910828