

DOUGLAS COUNTY, NV

**2019-927185**

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

**03/28/2019 02:03 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  
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: DBK6350

Contract Number: DWR-BS204031-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,

**Dale A. Edwards, 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 **1/3978th** 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. **36022040312** in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to Grantor recorded on **1/26/2016** as Document Number **2016-875837**, 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: January 9, 2019

Dale A. Edwards  
Dale A. Edwards

STATE OF Oregon }  
COUNTY OF Linn } ss:

This instrument was acknowledged before me on this 10th day of January, 2019 by **Dale A. Edwards**.

Signature of Notary:

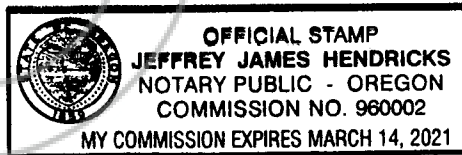
Jeffrey Hendricks

Print Name of Notary:

Jeffrey Hendricks

Commission  
Expiration:

March 14, 2021



(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:** 2 bd                      **Phase:** 2                      **Inventory Control No.:** 36022040312

**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 \$ 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 Dale A. Edwards Capacity Dale A. Edwards / Grantor

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

Print Name: Dale A. Edwards  
 Address: 211 Juniper Ln. N.W. Albany, OR 97321

**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: DBK6350  
 Address: 10805 Rancho Bernardo Rd Suite 150  
 City: San Diego State: CA Zip: 92127

Contract Number: DWR-BS204031-E