

DOUGLAS COUNTY, NV

2019-929370

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

05/22/2019 12:12 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: DBK4986

Contract Number: DWR-BP205648

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,

**David O. Tyler and Amanda Auyang, 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 **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. **17-056-48-01** in the project commonly known as **David Walley's Resort**.

This being the same property conveyed to David O. Tyler, a single man and Amanda Auyang, a single woman together as joint tenants with right of survivorship, recorded on **7/12/2002** as Document Number **2002-0546915** in **Book 0702 Page 03467**, 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

  
\_\_\_\_\_  
David O. Tyler

STATE OF ILLINOIS  
COUNTY OF COOK } ss:

This instrument was acknowledged before me on this 30 day of MARCH, 2019  
by David O. Tyler.

Signature of Notary: 

Print Name of Notary: Nathaniel Vasquez

Commission

Expiration: 05/29/2022



(Notary Seal)

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

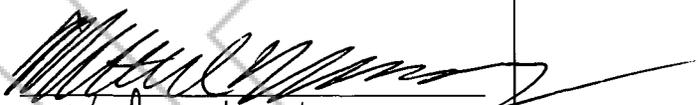
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: December 10, 2018

  
Amanda Auyang

STATE OF Illinois }  
COUNTY OF Cook } ss:

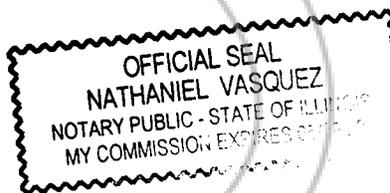
This instrument was acknowledged before me on this 30 day of March, 2019  
by **Amanda Auyang**.

Signature of Notary: 

Print Name of Notary: Nathaniel Vasquez

Commission

Expiration: 09/29/2022



(Notary Seal)

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

**Inventory No.: 17-056-48-01**

**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 **1/1989th** 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 **PREMIUM** UNIT each year in accordance with said Declaration.

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

Contract Number: DWR-BP205648

**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:**

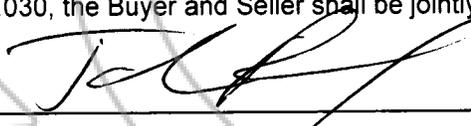
Deed in Lieu of Foreclosure Only (value of property) \$500.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$500.00  
 Real Property Transfer Tax Due: \$ 1.95

**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  Capacity J. Rynard/Closing Agent

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: David O. Tyler  
 Address: 2724 W. Dakin Chicago, IL 60619

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Walley's Property Owners Association  
 Address: Orange Lake Resorts  
8505 W. Irlo Bronson Memorial Hwy.  
Kissimmee, FL 34747

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

Print Name: Fidelity National Timeshare CTT File Number: DBK4986  
 Address: 10805 Rancho Bernardo Rd Suite 150  
 City: San Diego State: CA Zip: 92127

Contract Number: DWR-BP205648