

DOUGLAS COUNTY, NV

2019-931822

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=5

07/16/2019 08:52 AM

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

APN: 1319-15-000-015; 1319-15-000-020;  
1319-22-000-021; 1319-15-000-022;  
1319-15-000-023; 1319-15-000-029;  
1319-15-000-030; 1319-15-000-031  
and 1319-15-000-032

**RECORDING REQUESTED BY:**  
WILSON TITLE SERVICES, LLC

**WHEN RECORDED MAIL TO:**  
WILSON TITLE SERVICES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
8505 W. IRLO BRONSON MEMORIAL HWY.  
KISSIMMEE, FLORIDA 34747

**MAIL TAX STATEMENTS TO:**  
SAME AS ABOVE

**Timeshare ID (ICN): 36022023380**

**Order No: DW-FCL Batch 1**

**TRUSTEE'S DEED UPON SALE**

The undersigned grantor declares:

- 1) The Grantee herein was the highest bidder at the Trustee's Sale.
- 2) The amount of the unpaid debt together with costs was \$1,402.24
- 3) The amount paid by the grantee at the trustee sale was \$ 500.00
- 4) The documentary transfer tax is \$ 1.95
- 5) Said property is in GENOA

WILSON TITLE SERVICES, LLC (herein called Trustee/Authorized Agent), as appointed Trustee/Authorized Agent under the Claim of Lien for Delinquent Assessments hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **WALLEY'S PROPERTY OWNERS ASSOCIATION, a Nevada nonprofit corporation**, (herein called Grantee), whose address **8505 W. Irlo Bronson Memorial Hwy., Kissimmee, FL 34747**, all of its right, title and interest in and to that certain property situated in the County of **Douglas**, State of Nevada, described as follows:

**See Exhibit 'A' attached hereto and made a part hereof.**

**RECITALS:** This conveyance is made pursuant to the powers conferred upon Trustee/Authorized Agent by that certain Claim of Lien for Delinquent Assessments dated **January 26, 2019** and executed by **Walley's Property Owners Association, a Nevada nonprofit corporation**, and recorded on **February 28, 2019** as Instrument Number **2019-926187** of Official Records of Douglas County, Nevada, and after fulfillment of the conditions specified in said Claim of Lien for Delinquent Assessments authorizing this conveyance and pursuant to Nevada Revised Statutes and the provisions of the Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's dated September 24, 2014 and filed of record as Document Number 0849819 in Book 0914, Page 4388 in the Official Records of Douglas County, as corrected by the recording of the Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded on November 2, 2018, in the Official Records of Douglas County, Nevada, in Book n/a, Page n/a, as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto (collectively the "Declaration"); said Trustee having complied with all applicable statutory requirements of the State of Nevada, and performed all duties required by such Declaration.

The name(s) of the Owner(s) of the property is purported to be: **Rebecca Posse and David L. Posse**

**EXHIBIT A**  
**David Walley's Resort**  
**LEGAL DESCRIPTION**

The Time Share estate identified as Inventory Control No.: 36022023380

Unit Type: Standard

Frequency: Annual

Unit Phase: Bodie

Unit APN: 1319-15-000-015

as said term "Time Share" is defined in that certain Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's dated September 24, 2014 and filed of record as Document Number 0849819 in Book 0914, Page 4388 in the Official Records of Douglas County, as corrected by the recording of the Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded on November 2, 2018, in the Official Records of Douglas County, Nevada, in Book n/a, Page n/a, as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto (collectively the "Declaration"), which Time Share consists of an undivided interest as a tenant in common in and to a certain parcels of real property as set forth below:

**Parcel I (aka Bodie)**

An undivided 1/1,989th or 1/3,978th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel E-I 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. 0501638 and by Certificate of Amendment recorded November 03, 2000 in Book 1100 at Page 467 as Document No. 0502689, Official Records of Douglas County, Nevada.

Together with permanent non-exclusive easement for utilities and access for the benefit of Parcel E—I as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998 at Page 3250 as Document No. 0449574, Official Records, Douglas County, Nevada.

APN: 1319-15-000-015

**Parcel II (aka Aurora)**

An undivided 1/1,071st, or 1/2,142nd interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

Adjusted Parcel F a parcel of land located within a portion of the west one-half of the northeast one-quarter (W 1/2 NE 1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937;

thence South 57°32' 32" East, 640.57 feet to the point of beginning;  
thence North 80°00'00" East, 93.93 feet;  
thence North 35°00'00" East, 22.55 feet;  
thence North 10°00'00" West, 92.59 feet;  
thence North 80°00'00" East, 72.46 feet;  
thence South 10°00'00" East, 181.00 feet;  
thence South 80°00'00" West, 182.33 feet;  
thence North 10°00'00" West, 72.46 feet to the point of beginning.

The foregoing also being illustrated as Adjusted Parcel F on Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded September 17, 1998 in Book 998 at Page 3261 as Document No. 449576.

APN: 1319-22-000-021

**Parcel III (aka Canyon)**

An undivided 1/1,224th or 1/2,448th interest in and to the combined situate in the County of Douglas, State of Nevada, with such parcels more fully described as follows:

Adjusted Parcel G) a parcel of land located within a portion of the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section 15, Township 13, North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of the Recorder, Douglas County, Nevada as Document No. 540898;

thence North 50°04'37" East, 935.90 feet to the Point of Beginning;  
thence South 88°38'16" East, 105.55 feet;  
thence South 01°21'44" West, 203.97 feet;  
thence North 88°38'16" West, 105.55 feet;  
thence North 01°21'44" East, 203.97 feet to the Point of Beginning.

The foregoing also being illustrated as Adjusted Parcel G as shown on that Record of Survey to Support a Boundary Line Adjustment recorded September 20, 2002 in the Office of the Douglas County Recorder as, in Book 902, Page 6258 as Document No. 0552536.

APN: 1319-15-000-020

**Parcel IV (aka Dillon)**

An undivided 1/1,224th or 1/2,448th in and to all the combined property situate in the County of Douglas, State of Nevada, and comprised of the following Parcels H, I, J, K, L and M.

Adjusted Parcel H a parcel of land located within a portion of the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section 15, Township 13, North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of the Recorder, Douglas County, Nevada as Document No. 540898;

thence North 46°23'33" East, 970.95 feet to the Point of Beginning;  
thence North 40°16'02" East, 49.09 feet;  
thence South 49°43'58" East, 103.54 feet;  
thence South 40°16'02" West, 49.09 feet;  
thence North 49°43'58" West, 103.54 to the Point of Beginning

The foregoing also being illustrated as Adjusted Parcel H as shown on that Record of Survey to Support a Boundary Line Adjustment recorded September 19, 2005 in the Office of the Douglas County Recorder, in Book 905, Page 6557 as Document No. 655402.

APN: 1319-15-000-022

and

Parcel I as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on May 26, 2006 in Book 0506 at Page 10742 as Document No. 0676009, Official Records of Douglas County, Nevada.

APN: 1319-15-000-023

and

Adjusted Parcel J as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

APN: 1319-15-000-029

and

Parcel K as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

APN: 1319-15-000-030

and

Parcels L and M (as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

APN: 1319-15-000-031

APN: 1319-15-000-032

Together with permanent non-exclusive easement for utilities and access for the benefit of Parcel E—I as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998 at Page 3250 as Document No. 0449574, Official Records, Douglas County, Nevada.

and

Together with the Rights reserved in that certain Access Easement and Relocation deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

A Default occurred as set forth In a Notice of Default and Election to Sell which was recorded on **March 1, 2019**, as Instrument No. **2019-926246** in the Office of the Recorder of said County.

All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Claim of Lien for Delinquent Assessment and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with and such default still existed at the time of sale.

The Trustee/Authorized Agent is in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Claim of Lien for Delinquent Assessments sold the herein described property at public auction on **June 26, 2019**.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$500.00** in lawful money of the United States.

Date: June 30, 2019

WILSON TITLE SERVICES, LLC As Trustee/Authorized Agent,



Beth M. Cary, Authorized Signatory

State of Nevada

County of Clark

On June 30, 2019, before me, a Notary Public, personally appeared **Beth M. Cary**, authorized Signer for Wilson Title Services, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



Lisa Lou Diehl, Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-15-000-015; 1319-15-000-021;  
 b) 1319-22-000-021; 1319-15-000-022;  
 c) 1319-15-000-023; 1319-15-000-029;  
 d) 1319-15-000-030; 1319-15-000-031 and

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhs      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other Timeshare

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

3. Total Value/Sales Price of Property: \$500.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$500.00  
 Real Property Transfer Tax Due \$1.95

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 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: [Signature] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Wilson Title Services, LLC, Trustee  
 Address: 4045 S Spencer Street A62  
 City: Las Vegas  
 State: NV Zip: 89119

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

Print Name: Walley's Property Owners Asn  
 Address: 8505 W Irlo Bronson Mem Hwy  
 City: Kissimmee  
 State: FL Zip: 34747

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Wilson Title Services File Number: \_\_\_\_\_  
 Address: 4045 S Spencer St A62  
 City: Las Vegas State: NV Zip: 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)