

DOUGLAS COUNTY, NV

2019-932160

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

07/17/2019 08:18 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. No.:	A ptn of 1319-30-616-017
R.P.T.T.	\$ 1.95
File No.:	TSVVTS19157810
Recording Requested By: Stewart Title Guaranty Company	
Mail Tax Statements To: Tahoe Summit Village P.O.A. P.O. Box 4917 Stateline, NV 89449	
When Recorded Mail To: Peter Raymond Morris and Diana Specht Morris 1614 Santanella Terrace Corona del Mar, CA 92625	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JULIE R. WALKER** and **DOUG B. WALKER**, Trustees of the **WALKER LIVING REVOCABLE TRUST**, dated July 27, 2012

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **PETER RAYMOND MORRIS** and **DIANA SPECHT MORRIS**, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Tahoe Summit Village, Lot 33, Unit No. 17 (also known as 617 - a 2 Bedroom Loft Unit) Building B, Winter Season (also known as Interval 5), Stateline, NV 89449. (Commonly known as Legacy Number 331705)

See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 8, 2019

WALKER LIVING REVOCABLE TRUST,
dated July 27, 2012

Julie R. Walker, Trustee
Julie R. Walker, Trustee

Doug B. Walker, Trustee
Doug B. Walker, Trustee

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.

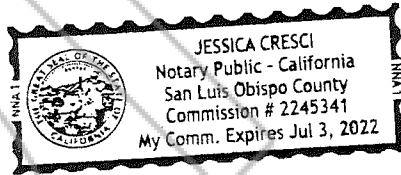
State of California
County of San Luis Obispo

On July 8, 2019 before me, Jessica Cresci, Notary Public
(insert name and title of the officer)

personally appeared JULIE R. WALKER and DOUG B. WALKER,
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 Jessica Cresci (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A Time Share interest comprised of the following:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

- (a) Condominium Unit No. 17 (also known as 617 – a 2 Bedroom Loft Unit), Building B as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during ONE (1) "Use Period" within the WINTER "Season" (also known as Interval 5) as defined in the Declaration of Time Share Covenants, Conditions and Restrictions originally recorded on April 5, 1983 as Document No. 78473, and as re-recorded May 24, 1983 as Document No. 80819, Official Records of Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976 and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832, Official Records of Douglas County, State of Nevada. (Commonly known as Legacy Control Number 331705)
- (b) An undivided 1/11th interest in and to the common area designated, depicted and described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981 as Document No. 53850, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL TWO:

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the Official Map of Tahoe Summit Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2, 1976 as Document No. 01472 in Book 776, Page 87 of Official Records of Douglas County, State of Nevada during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-616-017
 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
 Other Timeshare

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

3. a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 500.00
 d. 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 Julie R. Walker, Trustee Capacity Grantor
 Julie R. Walker, Trustee

Signature _____ Capacity Grantee
 Peter Raymond Morris

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Julie R. Walker, Trustee
 Address: 1625 Fire Rock Loop
 City: Templeton
 State: CA Zip: 93465

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Peter Raymond Morris
 Address: 1614 Santanella Terrace
 City: Corona del Mar
 State: CA Zip: 92625

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Guaranty Company Escrow # TSVVTs19157810
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED