

DOUGLAS COUNTY, NV **2019-936740**  
RPTT:\$390.00 Rec:\$35.00  
\$425.00 Pgs=7 10/16/2019 09:55 AM  
WILSON TITLE SERVICES  
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
Holiday Inn Club Vacations Incorporated  
9271 S. John Young Parkway  
Orlando, Florida 32819

MAIL TAX STATEMENTS TO:  
Holiday Inn Club Vacations Incorporated  
9271 S. John Young Parkway  
Orlando, Florida 32819  
Attention: John C. Alvarez, Esq.

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  
1319-15-000-032

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(Space above line for Recorder's use only)

**GRANT, BARGAIN AND SALE DEED**  
*[Reacquired Timeshare Interests]*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **1862, LLC**, a Nevada limited liability company ("**Grantor**"), whose address is 2179 Gretna Road, Branson, Missouri 65616, does hereby Grant, Bargain, Sell and Convey to **HOLIDAY INN CLUB VACATIONS INCORPORATED**, a Delaware corporation ("**Grantee**"), whose address is 9271 S. John Young Parkway, Orlando, Florida 32819, that certain real property in the County of Douglas, State of Nevada, more particularly described in **Exhibits "A" and "A-1"** attached hereto and incorporated herein by this reference (the "**Property**").

SUBJECT TO the matters set forth in **Exhibit "B"** attached hereto and incorporated herein by this reference, which shall not operate to reimpose the same.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: October 17, 2019.

**1862, LLC,**  
a Nevada limited liability company

By: RCD Holdings, LLC, a Nevada limited liability company, as Manager

By: [Signature]  
Name: Richard C. Dowdell  
Title: Sole Member/Manager

STATE OF Missouri

COUNTY OF Taney

This instrument was acknowledged before me on October 17, 2019 by Richard C. Dowdell, as Sole Member/Manager of RCD Holdings, LLC, a Nevada limited liability company, a Manager of 1862, LLC, a Nevada limited liability company.

[Signature]  
NOTARY PUBLIC

My commission expires: 7-1-2021

FLOYD ELLIOTT  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Taney County  
My Commission Expires: July 01, 2021  
Commission Number: 13403536

## **Exhibit "A"**

The Time Share estates set forth in **Exhibit "A-1"** attached hereto and incorporated herein by this reference, 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 and recorded 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 dated November 2, 2018, in the Official Records of Douglas County, Nevada, 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 certain parcels of real property as set forth below:

### **Aurora Phase**

An undivided 1/1,071<sup>st</sup> or 1/2,142<sup>nd</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel II) to the Declaration.

APN: 1319-22-000-021

### **Bodie Phase**

An undivided 1/1,989<sup>th</sup> or 1/3,978<sup>th</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel I) to the Declaration.

APN: 1319-15-000-15

### **Canyon Phase**

An undivided 1/1,224<sup>th</sup> or 1/2,448<sup>th</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel III) to the Declaration.

APN: 1319-15-000-020

### **Dillon Phase**

An undivided 1/1,224<sup>th</sup>, 1/2,448<sup>th</sup>, 1/204<sup>th</sup>, or 1/408<sup>th</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel IV) to the Declaration, which such undivided interest is indicated on the grant, bargain, and sale deed to Grantor, as grantee.

APN: 1319-15-000-022

APN: 1319-15-000-031

APN: 1319-15-000-032

APN: 1319-15-000-023

APN: 1319-15-000-029

APN: 1319-15-000-030

**Exhibit "A-1"**

	PHASE	FREQUENCY	UNIT TYPE	INVENTORY CONTROL NUMBER
1	BODIE	ANNUAL	TWO BEDROOM	36022047240
2	AURORA	ANNUAL	TWO BEDROOM	36021012310
3	AURORA	ANNUAL	TWO BEDROOM	36021009320
4	CANYON	ANNUAL	TWO BEDROOM	36023070440
5	BODIE	ANNUAL	TWO BEDROOM	36022040020
6	BODIE	ANNUAL	TWO BEDROOM	36022028030
7	BODIE	ANNUAL	TWO BEDROOM	36022036460
8	CANYON	ANNUAL	TWO BEDROOM	36023078020
9	AURORA	ANNUAL	TWO BEDROOM	36021009480
10	BODIE	ANNUAL	TWO BEDROOM	36022031510
11	BODIE	EVEN	TWO BEDROOM	36022031132
12	BODIE	EVEN	TWO BEDROOM	36022048262
13	AURORA	EVEN	TWO BEDROOM	36021013282
14	BODIE	EVEN	TWO BEDROOM	36022046012
15	BODIE	EVEN	TWO BEDROOM	36022034052
16	DILLON	EVEN	TWO BEDROOM	36024086182
17	CANYON	EVEN	TWO BEDROOM	36023073132
18	DILLON	EVEN	TWO BEDROOM	36027099252
19	AURORA	EVEN	TWO BEDROOM	36021006352
20	BODIE	EVEN	TWO BEDROOM	36022035412
21	BODIE	EVEN	ONE BEDROOM	36022023502
22	BODIE	ODD	ONE BEDROOM	36022026041
23	CANYON	ODD	TWO BEDROOM	36023075331
24	AURORA	ODD	TWO BEDROOM	36021008031
25	AURORA	ODD	TWO BEDROOM	36021006321
26	AURORA	ODD	TWO BEDROOM	36021020081
27	BODIE	ODD	TWO BEDROOM	36022033281
28	AURORA	ODD	TWO BEDROOM	36021020351
29	BODIE	ODD	TWO BEDROOM	36022028131
30	BODIE	ODD	TWO BEDROOM	36022034431

**Exhibit "B"**  
**Exceptions**

1. Taxes and assessments for the year 2019-2020 and subsequent years.
2. Any roadway or easement, similar or dissimilar, on, under, over or across said property, or any part thereof and not of record in said records.
3. Any titles or rights asserted by anyone, including but limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or riparian rights, if any.
4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 361.260 of the Nevada Revised Statutes.
5. Any Special Assessments which may be due and payable that are not assessed through the Douglas County Treasurers Office and are being billed by the entity where the parcel is located.
6. Waiver and Release recorded September 29, 1950 in Book Z, Page 290 as Document No. 7608 of Deeds.
7. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for delineated on Parcel Map Document No. 1230, Record of Survey Map Document No. 7201, Record of Survey Map Document No. 211937, Record of Survey Map Document No.439613, Record of Survey Map Document No.449576, Final Subdivision Map Document No. 501638, Record of Survey Map Document No. 540898, Record of Survey Map Document No.676009, Record of Survey Map Document No. 680634 and Record of Survey Map Document No.748397 all of Official Records.
8. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Walley's Hot Springs Record of Survey Map Document No. 439613 recorded May 14, 1998 in Official Records Book 598, page 2700; Record of Survey Map Document No. 449576 recorded September 17, 1998 in Official Records Book 998, page 3261; David Walley's Resort, Map Document No. 501638 recorded October 19, 2000 in Official Records Book 1000, page 3464 as affected by the Certificate of Amendment recorded November 3, 2000 in Official Records Book 1100, page 467; David Walley's Resort (a Commercial Subdivision) Record of Survey Map Document No. 540898 recorded April 29, 2002 in Official Records Book 402, page 9099; David Walley's Resort (a Commercial Subdivision) Record of Survey Map No. 676009 recorded May 26, 2006 in Official Records Book 506, page 10742; David Walley's Resort (a Commercial Subdivision) Record of Survey Map Document No. 680634 recorded July 26, 2006 in Official Records Book 706, page 9384; and David Walley's Resort (a Commercial Subdivision) Record of survey Map No. 748397 recorded August 6, 2009 in Official Records Book 809, page 1150, all of Official Records of Douglas County, Nevada.
9. Declaration of Time Share Covenants, Conditions and Restrictions recorded September 23, 1998, Book 998, Page 4404, Document No. 449993, as modified by that First Amendment recorded April 21, 1999, Book 499, Page 4409, Document No. 466255, as modified by that Second Amendment recorded January 28, 2000, Book 100, Page 4376, Document No. 485265, as modified by that Third Amendment recorded April 14, 2000, Book 400, Page 2598, Document No. 489957, as modified by that Fourth Amendment recorded March 6, 2001, Book 301, Page 1333, Document No. 509920, as modified by that Fifth Amendment recorded August 27, 2001, Book 801, Page 6980, Document No. 521436, as modified by that Sixth Amendment recorded September 24, 2014, Book 0914, Page 4388, Document No. 0849819, as

corrected by instrument recorded on November 2, 2018 as Document 2018-921717, all of the Official Records of Douglas County, Nevada.

By omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States code, or (b) relates to handicap, but does not discriminate against handicapped persons.

**RIGHT TO LEVY ASSESSMENTS:** The right to levy certain charges or assessment against said land which shall become a lien if not paid as set forth in the above Declaration of Restrictions is conferred upon Walley's Property Owners Association.

10. Declaration of Annexation recorded July 1, 2003, Book 703, Page 10, Document No. 582120, Official Records of Douglas County, Nevada.
11. Declaration of Annexation recorded December 30, 2005, Book 1205, Page 13802, Document No. 664734, Official Records of Douglas County, Nevada.
12. Declaration of Annexation recorded May 26, 2006, Book 506, Page 11020, Document No. 676055, Official Records of Douglas County, Nevada.
13. Declaration of Annexation recorded August 8, 2006, Book 806, Page 3114, Document No. 681616, Official Records of Douglas County, Nevada.
14. Declaration of Annexation recorded September 13, 2006, Book 906, Page 4032, Document No. 684379, Official Records of Douglas County, Nevada.
15. Declaration of Annexation recorded February 8, 2007, Book 207, Page 2489, Document No. 694630, Official Records of Douglas County, Nevada.
16. Sewer Service Agreement recorded September 28, 1998, Book 998, Page 5607, Document No. 450427, Official Records.
17. Non-Exclusive Deed for Maintenance Granted to : The owners of downstream water rights in the Brockliss Slough Recorded :October 27, 1998, Book 1098, Page 5614, : Document No. 452700, Official Records.
18. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to Purpose Recorded GTE California Incorporated public utilities January 15, 1999, Book 199, Page 2586, Document No. 458757, Official Records of Douglas County, Nevada.
19. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to Purpose Recorded Douglas County utilities April 25, 2001, Book 401, Page 6429, Document No. 512934, Official Records of Douglas County, Nevada.
20. Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions Recorded : August 27, 2001, Book 801, Page 6980, Document No. 521436, Official Records of Douglas County, Nevada.
21. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : Douglas County Purpose : public utilities Recorded : August 7, 2001, Book 801, Page 1693, Document No. 520123, : Official Records of Douglas County, Nevada.

22. Water System Dedication Agreement recorded June 13, 2003, Book 603, Page 8016, Document No. 580226, Official Records.
23. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : Southwest Gas Corporation Purpose : gas pipeline Recorded : April 14, 2004, Book 404, Page 6675, Document No. 610212, : Official Records of Douglas County, Nevada.
24. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : Walley's Property Owner's Association Purpose : access Recorded : May 26, 2006, Book 506, Page 10729, Document No. 676008, Official Records of Douglas County, Nevada.
25. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : Walley's Property Owners Association Purpose : access Recorded : July 26, 2006, Book 706, Page 9371, Document No. 680633, ; Official Records of Douglas County, Nevada.
26. Transfer of Declarant's Rights recorded on October 19, 2010 in Book 1010, Page 3742 as Document No. 772441, of the public records of Douglas County, Nevada.
27. Grant of Easement in favor of Douglas County Redevelopment Agency recorded December 20, 2011 in Book 1211, page 4547, Official Records Douglas County, Nevada.
28. Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions Recorded September 24, 2014, Book 0914, Page 4388, Document No. 0849819, Official Records of Douglas County, Nevada, as corrected by the recording of the Corrected and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded on November 2, 2018 as Document 2018-921717, Official Records of Douglas County, Nevada.
29. Grant of Public Utility Easement with Douglas County recorded in Official Records Instrument No. 2018-915298, of the public records of Douglas County, Nevada.
30. Rights of others to use the waters of any water body extending from the insured land onto other lands.
31. Matters as set forth in and shown on that certain ALTA/NSPS Land Title Survey prepared by Matthew P Bernard P.L.S. 11172, dated July 27, 2018 as Job 2622-001.
32. Exchange Program Alternate Reservation System for the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded October 20, 2018 as Instrument 2018-921549 of the public records of Douglas County, Nevada.
33. Assignment of Declarant Rights recorded October 31, 2018 as Instrument No. 2018-921624 and re-recorded December 26, 2018 as Instrument No. 2018-923942, of the public records of Douglas County, Nevada.
34. Assignment of Declarant's Rights recorded November 2, 2018 as Instrument No. 2018-921760, of the public records of Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-15-000-15 / 1319-15-000-20 / 1319-22-000-21  
 b) 1319-15-000-22 / 1319-15-000-23 / 1319-15-000-29  
 c) 1319-15-000-30 / 1319-15-000-31 / 1319-15-000-32  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhs      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/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: \$100,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$100,000.00  
 Real Property Transfer Tax Due \$ 390.00

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: 1862, LLC  
 Address: 2179 Gretna Road  
 City: Branson  
 State: Missouri Zip: 32819

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

Print Name: Holiday Inn Club Vacations Incorporated  
 Address: 9271 S John Young Pkwy  
 City: Orlando  
 State: Florida Zip: 32819

**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)