DOUGLAS COUNTY, NV

RPTT:\$27.30 Rec:\$35.00 \$62.30 Pgs=4 2019-937549 11/04/2019 08:29 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 1319-15-000-032

## After Recording Send Tax Statements to:

Holiday Inn Club Vacations Incorporated 9271 S. John Young Pkwy. Orlando, FL 32819

## **After Recording Return to:**

Wilson Title Services, LLC 4045 Spencer Street, Suite A62 Las Vegas, NV 89119

# GRANT, BARGAIN AND SALE DEED

## WITNESSETH:

*Grantor*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, the real property more particularly described in **Exhibit "A"** attached hereto and made a part (the "Property").

**TOGETHER WITH** all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the Property. All replacements and

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additions shall also be covered by this Deed. All of the foregoing together with all personal property associated therewith is part of the Property described above.

SUBJECT TO: (i) any and all rights, rights of way, reservations, restrictions, agreements, covenants, encumbrances, easements, mineral exceptions and reservations, and all conditions of record; (ii) The Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort, recorded November 2, 2018, with the Recorder in and for Douglas County, Nevada as Document Number 2018-921717, as may be amended from time to time; and (iii) Real Estate Taxes that are currently not due and payable but are a lien against the Property.

TITLE TO THE PROPERTY is herein transferred with all tenements, hereditaments and appurtences thereunto belonging or appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

**TO HAVE AND TO HOLD**, the said Property unto the said Grantee, their heirs and successors and assigns forever in fee simple.

*IN WITNESS WHEREOF*, Grantor has executed this Grant, Bargain and Sale Deed on the date set forth above.

"Grantor"

By: / forman W floring

Print name: JONATHAN W. HEDMAN

By: Eliesaboth H. Hedman

Print name: ELIESABETH H. HEDMAN

I detello I elles

NICOLETTE C. MESSINA
NOTARY PUBLIC IN THE STATE OF NEW YORK
QUALIFIED IN SCHENECTADY COUNTY, NO. 01ME6307528
MY COMMISSION EXPIRES JULY 7, 20 22

STATE OF New York &

COUNTY OF Schenectady §

The foregoing instrument was acknowledged before me this <u>O2</u> day of <u>OCtober</u> 20 19 by <u>JONATHAN W HEDMAN AND ELIESABETH H. HEDMAN</u>, who is personally known to me or presented <u>New Or v Drivastial</u> as identification.

Notary Public

Nicolette C. Messing

Notary Print Name:

Exhibit "A"

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 those 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: 1319-15-000-015

## 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

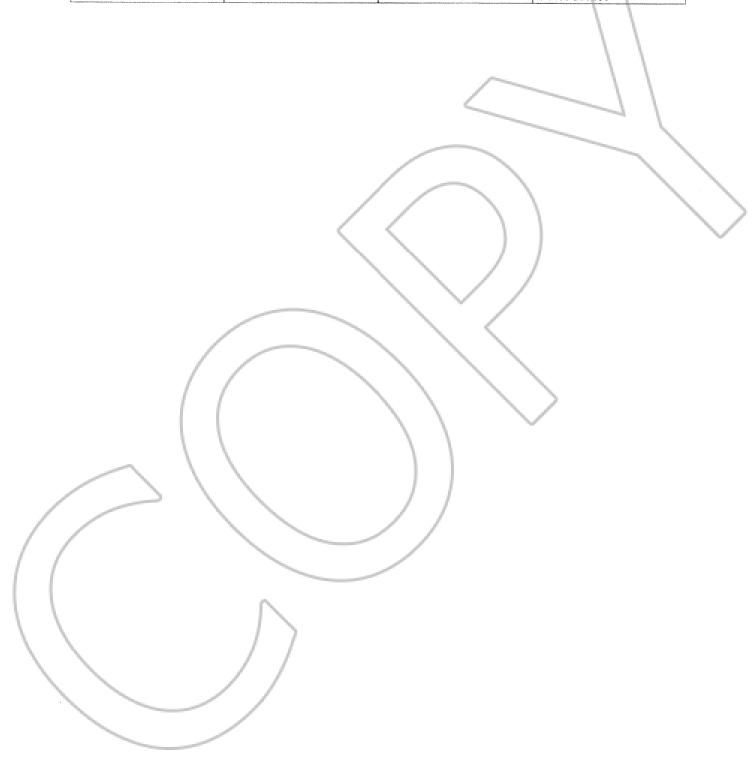
#### Dillon Phase

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 in that certain grant, bargain, and sale deed to Grantor, as grantee, filed and recorded as 2015-868169

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
DILLON	Annual	2BD	36029108160



# STATE OF NEVADA DECLARATION OF VALUE

b)_ c)_	Assessor Parcel Number(s) 1319-15-000-015			
d)_		\ \		
2. a) c) e) g) i) 3.	Type of Property Vacant Land b) Single Fam. Res. FOR RECORDERS OPTIONAL USE ONLY Book Page: Date of Recording: Notes:  X Other Timeshare  Total Value/Sales Price of Property:  Seed in Lieu of Foreclosure Only (value of property)  Transfer Tax Value:  Real Property Transfer Tax Due  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 NF 375.060 and NRS 375.110, that the information provided is correct to the best of their information at belief, and can be supported by documentation if called upon to substantiate the information provide herein. Furthermore, the parties agree that disallowance of any claimed exemption, or oth 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 an additional amount owed.  Signature: Capacity:				
Signature:		Capacity:		
<u>SE</u>	LLER (GRANTEE) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)		
Prin	t Name: <u>Jonathan W. Hedman</u>	Print Name: Holiday Inn Club Vacations Inc.		
Add	ress: c/o 2001 Foothill Road	Address: 8505 W Irlo Bronson Memorial		
City	: Genoa	City: Kissimmee		
Stat		State:FL Zip:34747		
CO	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)		
	t Name: Wilson Title Services, LLC lress 4045 S. Spencer Street, Suite A62 : Las Vegas  (AS A PUBLIC RECORD THIS FORM	File #: 6676339           State:         FL         Zip: 34747           MAY BE RECORDED/MICROFILMED)		