

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



KAREN ELLISON, RECORDER E07

**After Recording Send Tax Statements to:**  
Holiday Inn Club Vacations Incorporated  
9271 S John Young Pkwy  
Orlando, FL 32819

**After Recording Return to:**  
Shirley T. Rauscher, Co-Ttee  
Leslie T. Rauscher, Co-Ttee  
1199 Truchard Ln  
Lincoln, CA 95648-8144

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED** is made this 10<sup>th</sup> day of March, 2020, between Shirley T. Rauscher, Trustee, or her successor(s) as under the Louis C. Rauscher and Shirley T. Rauscher Trust, dated 8/18/2008, whose address is 1199 Truchard Ln, Lincoln, CA 95648-8144, ("Grantor"), and Shirley T. Rauscher and Leslie T. Rauscher, Co-Trustees, or their successor(s) as under the Shirley T. Rauscher Revocable Trust, dated November 20, 2015 and any amendments thereto, whose address is 1199 Truchard Ln, Lincoln, CA 95648-8144 ("Grantee").

**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 remise, release, and forever quitclaim 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 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,



Quit-Claim Deed  
David Walley's Resort



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 appurtenances thereunto belonging or appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

*Shirley Rauscher* (Seal)  
Grantor's Signature

Shirley T. Rauscher, Trustee  
Print Name (address provided above)

\_\_\_\_\_  
Grantor's Signature (Seal)

\_\_\_\_\_  
Print Name (address provided above)

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shirley T. Rauscher, known or proved to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

**WITNESS** my hand and official seal

(Notary Seal)

\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
(Print Name)

Commission Expires: \_\_\_\_\_

Quit-Claim Deed  
David Walley's Resort

\* see attached.

This certificate is attached to a 4 page document dealing with/entitled Quit-Claim Deed and dated 3/10/2020

### California 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 Placer

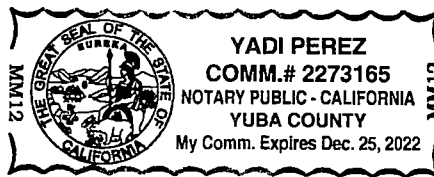
On 3/10/2020 before me,

Yadi Perez, Notary Public (here insert name and title of the officer),

personally appeared Shirley T. Rauscher, 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

Yadi Perez

(Seal)

Printed 02-18

**Exhibit "A"**

The Time Shares 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 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.

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**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.

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**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.

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**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 N/A

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APN: 1319-15-000-029

APN: 1319-15-000-030

**Exhibit "A-1"**

| Phase           | Frequency | Unit Type | Inventory Control Number |
|-----------------|-----------|-----------|--------------------------|
| I - Aurora Bldg | Annual    | 2BD       | 36021015230              |

Quit-Claim Deed - David Walley's Resort

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-22-000-021  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_
2. Type of Property  
 a)  Vacant Land    b)  Single Fam.  
 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: <u>Verified Trust - P</u> |             |

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of \$ \_\_\_\_\_)  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: 07  
 b. Explain reason for exemption:  
Transfer to Trust without consideration  
 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: *Shirley Rauscher* Capacity: Owner  
 Signature: *Leslie Rauscher* Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Shirley T. Rauscher, Trustee  
 Address: 1199 Truchard Ln  
 City: Lincoln  
 State: CA Zip: 95648

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Shirley T. Rauscher and Leslie T. Rauscher, Co-Trustees  
 Address: 1199 Truchard Ln  
 City: Lincoln  
 State: CA Zip: 95648-8144

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ File Number: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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