

Portion of A.P. No. 1319-15-000-015



00109544202009445850040048

WHEN RECORDED RETURN TO:

AMY BYRNE, ESQ.
GUTH & CHANGARIS, APLC
474 Century Park Drive, Suite 300
Yuba City, CA 95991

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

CHRISTOPHER JONES
380 Pleasant Grove Road
Rio Oso, CA 95674

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CHRISTOPHER JONES, Trustee of the FOSTER SURVIVOR'S TRUST, u/t/d October 21, 1999,
as amended

do(es) hereby GRANT, BARGAIN and SELL to

CHRISTOPHER JONES

the real property situate in the County of *Douglas*, State of Nevada, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: March 2, 2020

CHRISTOPHER JONES, Trustee of the FOSTER SURVIVOR'S TRUST, u/t/d October 21, 1999, as amended

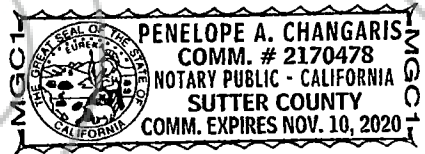
STATE OF CALIFORNIA)
 : ss.
COUNTY OF SUTTER)

This instrument was acknowledged before me on
March 2, 2020, by

CHRISTOPHER JONES

Penelope A Changaris
Notary Public
(My commission expires: 11/10/20)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed
dated March 2, 2020



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 Sutter)

On March 2, 2020, before me, PENELOPE A. CHANGARIS, notary public, personally appeared CHRISTOPHER JONES, 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 *Penelope A Changaris* (Seal)

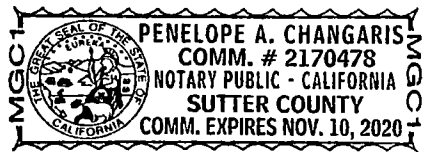


EXHIBIT "A"
(WALLEY'S)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/3978th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 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. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998, Page 3250 as Document No. 449574, Official Records, Douglas County, Nevada.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998 as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT every other year in ODD-numbered years in accordance with said Declaration.

A Portion of APN 1319-15-000-015

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-15-000-015 (Portion of) _____
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: 4/13/20 70 part of B
CT presented AS

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: _____
 A transfer of title from a trust without consideration

5. Partial Interest: Percentage being transferred: _____ %

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 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 Christopher Jones Capacity Grantee/Trustee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: CHRISTOPHER JONES, Trustee
 Address: 380 Pleasant Grove Rd.
 City: Rio Oso
 State: CA Zip: 95674

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: CHRISTOPHER JONES
 Address: 380 Pleasant Grove Rd.
 City: Rio Oso
 State: CA Zip: 95674

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: GUTH & CHANGARIS, APLC Escrow # N/A
 Address: 474 Century Park Drive, Suite 300
 City: Yuba City State: CA Zip: 95991