

DOUGLAS COUNTY, NV

2020-946807

RPTT:\$120.90 Rec:\$40.00

\$160.90 Pgs=6

05/29/2020 11:56 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 and
1319-15-000-032

RECORDING REQUESTED BY:
WILSON TITLE SERVICES, LLC

WHEN RECORDED MAIL TO:
WILSON TITLE SERVICES, LLC,
4045 S. Spencer Street, Suite A62
Las Vegas, NV 89119

MAIL TAX STATEMENTS TO:
Walley's Property Owner's Association
c/o Holiday Inn Club Vacations Incorporated
9395 S. John Young Parkway
Orlando, FL 32819-8612

Timeshare ID: See Exhibit A-1

Order No: DW-FCL Batch 2.2

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the highest bidder at the Trustee's Sale.
- 2) The amount of the unpaid debt together with costs was \$ 106,563.07
- 3) The amount paid by the grantee at the trustee sale was \$ 31,000.00
- 4) The documentary transfer tax is \$ 120.90
- 5) Said property is in GENOA

WILSON TITLE SERVICES, LLC (herein called Trustee/Authorized Agent), as appointed Trustee/Authorized Agent under the Claim of Lien for Delinquent Assessments hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **WALLEY'S PROPERTY OWNERS ASSOCIATION, a Nevada nonprofit corporation**, (herein called Grantee), whose address **9395 S. John Young Parkway, Orlando, FL 32891**, all of its right, title and interest in and to that certain property situated in the County of **Douglas**, State of Nevada, described as follows:

See Exhibit 'A' attached hereto and made a part hereof.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee/Authorized Agent by that certain Claim of Lien for Delinquent Assessments dated **January 26, 2019** and executed by **Walley's Property Owners Association, a Nevada nonprofit corporation**, and recorded on **January 3, 2020** as Instrument Number **2020-940463** of Official Records of Douglas County, Nevada, and after fulfillment of the conditions specified in said Claim of Lien for Delinquent Assessments authorizing this conveyance and pursuant to Nevada Revised Statutes and the provisions of the Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's dated September 24, 2014 and filed of record 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 Resort recorded on November 2, 2018, in the Official Records of Douglas County, Nevada, in Book n/a , Page n/a , as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto (collectively the "Declaration"); said Trustee having complied with all applicable statutory requirements of the State of Nevada, and performed all duties required by such Declaration.

The name(s) of the Owner(s) of the property is purported to be: **See Exhibit A-1** attached hereto and made a part hereof

A Default occurred as set forth In a Notice of Default and Election to Sell which was recorded on **January 16, 2020**, as Instrument No. **2020-940945** in the Office of the Recorder of said County.

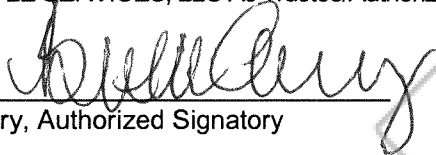
All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Claim of Lien for Delinquent Assessment and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with and such default still existed at the time of sale.

The Trustee/Authorized Agent is in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Claim of Lien for Delinquent Assessments sold the herein described property at public auction on **May 4, 2020**.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **See Exhibit A-1** in lawful money of the United States.

Date: May 27, 2020

WILSON TITLE SERVICES, LLC As Trustee/Authorized Agent,


Beth M. Cary, Authorized Signatory

State of Nevada

County of Clark

On May 27, 2020, before me, a Notary Public, personally appeared **Beth M. Cary**, authorized Signer for Wilson Title Services, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



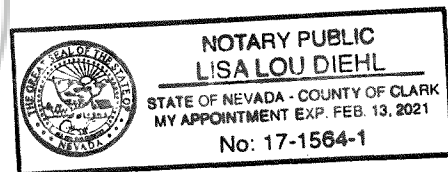


EXHIBIT A
David Walley's Resort
LEGAL DESCRIPTION

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 1/1,071st or 1/2,142nd 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 1/1,989th or 1/3,978th 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 1/1,224th or 1/2,448th 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 1/1,224th, 1/2,448th, 1/204th, or 1/408th 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 Reputed Owner, 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"
Purported Ownership Interests
David Walley's Resort

	Purported Owners Name(s)	Phase	Parcel	Frequency	Unit Type	Inventory Control	Unpaid Debt	Bid Amount
1	Alberta E. Andrews	Canyon	1319-15-000-020	Even	TWO BEDROOM	36023078312	\$3,622.90	\$ 500.00
2	Audrey Lee Miller	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021006321	\$1,087.87	\$ 500.00
3	Bonnie Wimber	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021019241	\$767.75	\$ 500.00
4	Charles B Latibeaudiere and Kathrine M Latibeaudiere	Dillon	1319-15-000-031	Annual	TWO BEDROOM	36028101290	\$3,064.98	\$ 500.00
5	Christopher Bewley and Therese Germaine trustees of The Germaine Bewley Family Trust	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022028062	\$995.12	\$ 500.00
6	Dale William Knipschild	Dillon	1319-15-000-024	Even	TWO BEDROOM	36026093132	\$2,018.70	\$ 500.00
7	Danny Wayne Means	Dillon	1319-15-000-024	Even	TWO BEDROOM	36026096082	\$2,079.87	\$ 500.00
8	Darin Shawn Barton	Bodie	1319-15-000-015	Odd	TWO BEDROOM	36022038321	\$1,662.33	\$ 500.00
9	Darren Fitzpatrick	Dillon	1319-15-000-031	Even	TWO BEDROOM	36028103362	\$1,663.75	\$ 500.00
10	David A Hansen and Beverly J Hansen, Trustees of The Hansen Family Trust and Petrus Vacation Rentals, LLC	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022035372	\$2,028.04	\$ 500.00
11	David Smiley	Bodie	1319-15-000-015	Odd	TWO BEDROOM	36022040081	\$1,004.38	\$ 500.00
12	Deborah Arthur Altman and Craig Mark Altman	Dillon	1319-15-000-024	Even	TWO BEDROOM	36026093052	\$2,018.70	\$ 500.00
13	Donnie R. Brasher and Donna L Brasher	Dillon	1319-15-000-031	Even	TWO BEDROOM	36028102172	\$1,056.63	\$ 500.00
14	Eric H. Leas and Nicole I. La Point	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021013401	\$1,087.87	\$ 500.00
15	Ethan Gardner & Beth Gardner	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022052132	\$2,765.72	\$ 500.00
16	Gale A. Lundeen	Dillon	1319-15-000-031	Even	TWO BEDROOM	36028102122	\$1,663.75	\$ 500.00
17	Georgette P Parry	Bodie	1319-15-000-015	Odd	TWO BEDROOM	36022054511	\$1,043.27	\$ 500.00

Purported Owners Name(s)	Phase	Parcel	Frequency	Unit Type	Inventory Control	Unpaid Debt	Bid Amount
18 Ginger Lee Kaufmann, Trustee of the Firestone Family Trust, dated September 3, 1993	Canyon	1319-15-000-020	Even	TWO BEDROOM	36023072372	\$1,031.99	\$ 500.00
19 Hermie Alderette and Ace Alderette	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021015221	\$1,115.22	\$ 500.00
20 Howard Alan Wallace	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022048452	\$1,959.14	\$ 500.00
21 IKARHOS, LLC with Variable Capital	Aurora	1319-22-000-021	Even	DELUXE UNIT	36021006352	\$2,075.27	\$ 500.00
22 Jennifer L. Lopez and Juan C. Lopez	Dillon	1319-15-000-030	Even	TWO BEDROOM	36027098222	\$2,180.70	\$ 500.00
23 Jeremy Harvey	Dillon	1319-15-000-024	Even	TWO BEDROOM	36026093182	\$2,079.87	\$ 500.00
24 Jim T. Chong and Sarita Chong	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021015181	\$1,087.87	\$ 500.00
25 Julianna John	Aurora	1319-22-000-021	Even	DELUXE UNIT	36021019322	\$1,064.23	\$ 500.00
26 Julie E. Stevens	Bodie	1319-15-000-015	Odd	TWO BEDROOM	36022028321	\$1,161.00	\$ 500.00
27 Kristina Wiley	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022037172	\$2,765.72	\$ 500.00
28 Leslie A. Errington and James T. Errington, individually and as Trustees under Errington Living Trust	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021001031	\$1,087.87	\$ 500.00
29 Linda J. Labreche	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021017471	\$1,695.42	\$ 500.00
30 Lynne Ann Gooch	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021020031	\$1,609.45	\$ 500.00
31 Manuel G. Vidal and Eva R. Vidal	Dillon	1319-15-000-031	Even	TWO BEDROOM	36028103472	\$1,663.75	\$ 500.00
32 Margaret E. Kallberg	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021009161	\$757.14	\$ 500.00
33 Maria D Rodriguez & Maria F. Muro,	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022051422	\$1,968.40	\$ 500.00
34 Melissa D. Chelius	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022047482	\$1,968.40	\$ 500.00
35 Michael C. Eastling and Gail B. Eastling	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021017131	\$1,087.87	\$ 500.00
36 Nancy Dianne Ferguson	Dillon	1319-15-000-024	Annual	TWO BEDROOM	36026093390	\$2,180.07	\$ 500.00
37 Patrick D. Carmagnola	Aurora	1319-22-000-021	Even	DELUXE UNIT	36021002462	\$2,054.77	\$ 500.00
38 Paula Kristine Scott	Bodie	1319-15-000-015	Odd	TWO BEDROOM	36022033431	\$1,043.27	\$ 500.00
39 Richard E Dean and Lucila B Dean,	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021020131	\$1,087.87	\$ 500.00
40 Richard L Sowers Sr and Audrey L Sowers,	Bodie	1319-15-000-015	Odd	TWO BEDROOM	36022034431	\$1,043.27	\$ 500.00
41 Rimma Yuryeva	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021019341	\$1,221.00	\$ 500.00
42 Robert Lee Wammack and Jan Elaine Wammack	Dillon	1319-15-000-031	Even	TWO BEDROOM	36028104022	\$888.45	\$ 500.00

	Purported Owners Name(s)	Phase	Parcel	Frequency	Unit Type	Inventory Control	Unpaid Debt	Bid Amount
43	Robert P. Taylor	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021002291	\$1,075.61	\$ 500.00
44	Robert Silva	Dillon	1319-15-000-030	Odd	TWO BEDROOM	36027097321	\$1,621.78	\$ 500.00
45	Robert T. Berry and Frances Berry	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022041282	\$1,968.40	\$ 500.00
46	Robert T. Myatt and Deborah K Falkosky-Myatt	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022034222	\$1,948.91	\$ 500.00
47	Rochelle Vaigner	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022053152	\$1,968.40	\$ 500.00
48	Ronald Beck and Susan Baldwin	Dillon	1319-15-000-031	Even	TWO BEDROOM	36028103292	\$1,663.75	\$ 500.00
49	Ronald Dean Mansfield	Bodie	1319-15-000-015	Annual	TWO BEDROOM	36022044390	\$2,128.46	\$ 500.00
50	Russ Jones	Dillon	1319-15-000-022	Annual	TWO BEDROOM	36024087310	\$6,530.35	\$ 500.00
51	Sandra K. Bridges	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021017291	\$1,609.45	\$ 500.00
52	Thomas E Perry	Canyon	1319-15-000-020	Even	TWO BEDROOM	36023074032	\$1,031.99	\$ 500.00
53	Thomas L. Woods	Aurora	1319-22-000-021	Even	DELUXE UNIT	36021019032	\$904.93	\$ 500.00
54	Tom Brull and Monique Brull	Dillon	1319-15-000-023	Even	TWO BEDROOM	36025090472	\$2,018.70	\$ 500.00
55	Tyho, Inc.	Aurora	1319-22-000-021	Even	DELUXE UNIT	36021015142	\$2,656.95	\$ 500.00
56	Stan Krol	Canyon	1319-15-000-020	Even	TWO BEDROOM	36023061492	\$2,028.04	\$ 500.00
57	Vacation Ownership Experts, LLC	Canyon	1319-15-000-020	Even	TWO BEDROOM	36023074402	\$1,968.40	\$ 500.00
58	Vaughn L Stone and Jacqueline S Stone and The Vaughn L Stone and Jacqueline S Stone Revocable Trust	Bodie	1319-15-000-015	Even	TWO BEDROOM	36022036102	\$1,959.14	\$ 500.00
59	Wendy Whipple	Bodie	1319-15-000-015	Odd	TWO BEDROOM	36022040151	\$1,043.27	\$ 500.00
60	Wilhelmina M Snow	Aurora	1319-22-000-021	Even	DELUXE UNIT	36021008272	\$2,618.03	\$ 500.00
61	William Lockhart and Gail Lockhart	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021008031	\$1,087.87	\$ 500.00
62	Yvonne Barkas	Aurora	1319-22-000-021	Odd	DELUXE UNIT	36021015491	\$1,221.00	\$ 500.00
Total:							\$106,563.07	\$31,000.00

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-15-000-022
- b) _____
- c) _____
- 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: _____

\$31,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$31,000.00

Real Property Transfer Tax Due \$ 120.90

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: _____ Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wilson Title Services, LLC, Trustee

Print Name: Walley's Property Owners Asn

Address: 4045 S Spencer Street

Address: 9395 S. John Young Parkway

City: Las Vegas

City: Orlando

State: NV Zip: 89119

State: FL Zip: 32819

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Wilson Title Services File Number: _____

Address 3950 Koval Lane

City: Las Vegas State: NV Zip: 89109

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