

DOUGLAS COUNTY, NV

2020-947026

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

06/03/2020 08:42 AM

NATIONAL RESORT TITLE

KAREN ELLISON, RECORDER

AFTER RECORDING RETURN TO:

National Resort Title

PO Box 4156

Sevierville TN 37864

ADDRESS FOR TAX STATEMENTS:

Ray Hodges

PO Box 6365

Sevierville TN 37864

---SPACE ABOVE THIS LINE FOR RECORDING DATA---

I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number," or, "I, the undersigned, hereby affirm that this document submitted for recording does contain a Social Security number of at least one person, as required by law. Legal requirement cited in the following specific statute:

_____.

Escrow No. 13004

A portion of APN: 1319-22-000-018

RPTT \$

DAVID WALLEY'S RESORT GRANT, BARGAIN & SALE DEED

THIS INDENTURE, made this 4th day of April, 2020 between TED M. BEATY & JUDY C. BEATY, husband & wife as jtwros, whose address is 476 Gladeville Road, Mt. Juliet, TN 37122, hereinafter referred to as "Grantor", and RAY HODGES, a single individual, whose address is PO Box 6365, Sevierville, TN 37864, hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, in consideration for the sum of FIVE HUNDRED DOLLARS (\$500.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt of whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Timeshare covenants, Conditions and restrictions for David Walley's resort recorded on September 23, 1998, in Book 998 at Page 4404 as document Number 449993, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and grantee's successors and assigns forever.

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 1/204 interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL I as shown on that Record of Survey for DAVID WALLEY'S RESORT (a commercial subdivision), WALLEY'S PARTNERS LTD. PARTNERSHIP, filed for record with the Douglas County Recorder on May 26, 2006, in Book 0506, at Page 10742, as Document No. 0676009, Official Records of 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, 0489957, 0509920, and 0521436, and that Declaration of Annexation of David Walley's Resort Phase V recorded on May 26, 2006 in the Office of the Douglas County Recorder as Document No. 0676055 and subject to said declaration; with the exclusive right to use said interest for one Use Period within a TWO BEDROOM UNIT every year in accordance with said Declaration.

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation Deed recorded May 26, 2006 in Book 0506, at Page 10729, as document No. 0676008, Official Records, Douglas County, Nevada.

A Portion of APN: 1319-22-000-018

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents the day and year first above written.

Grantor Signature *Judy M. Beaty*
Print Teddy M. Beaty

Witness Signature *Carin A. Koop*
Print Carin A. Koop

Grantor Signature *Judy C. Beaty*
Print Judy C. Beaty

Witness Signature *Jacob Harmon*
Print Jacob Harmon

-ACKNOWLEDGMENT-

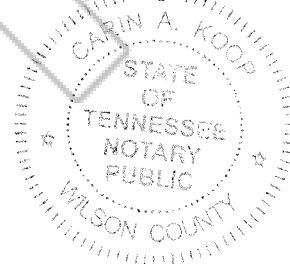
**** California Notaries: Please Attach CA Acknowledgement Form to this Document****

On this day April 4, 2020, before me, Carin A. Koop, Notary Public, personally appeared, Ted M. Beaty & Judy C. Beaty, personally known to me, or 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 they executed the same in their authorized capacities, and that by their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

State Of TN County Of Wilson Commission Expires 3-21-23

Notary Signature *Carin A. Koop*
Print Carin A. Koop

Press Notary Stamp/Seal Below



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-22-000-018
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other timeshare

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property 0.00)
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 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 Morgan Kelly Capacity: Title Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ted M. Beaty & Judy C. Beaty
 Address: 476 Gladeville Road
 City: Mt. Juliet
 State: TN Zip: 37122

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ray Hodges
 Address: PO Box 6365
 City: Sevierville
 State: TN Zip: 37864

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: National Resort Title
 Address: PO Box 4156
 City: Sevierville

Escrow # Beaty/Hodges 13004
 State: TN Zip: 37864