

DOUGLAS COUNTY, NV
RPTT:\$487.50 Rec:\$40.00
\$527.50 Pgs=7
WILSON TITLE SERVICES
KAREN ELLISON, RECORDER

2021-963082

03/08/2021 10:24 AM

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 S. Spencer Street, Suite A62
Las Vegas, NV 89119

GRANT, BARGAIN AND SALE DEED
[David Walley's]

THIS DEED is made this 5th day of March, 2021, by and between **HOLIDAY INN CLUB VACATIONS INCORPORATED**, a Delaware corporation, formerly known as Orange Lake Country Club, Inc., a Florida corporation, whose mailing address is 9271 S. John Young Parkway, Orlando, Florida 32819 ("Grantor"), and **CHICAGO TITLE TIMESHARE LAND TRUST, INC.**, a Florida corporation, solely as Trustee of Land Trust No. 2017-OL1 (a.k.a. Orange Lake Land Trust), whose address is 2400 Maitland Center Parkway, Suite 110, Maitland, Florida 32751 ("Grantee") under that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) dated December 15, 2017 as hereinafter described.

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 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, and all exhibits, amendments, and annexations thereto, 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.

This conveyance is also made subject to the following:

1. All legal title and equitable title to the Property is being conveyed to Grantee, as trustee of that certain Orange Lake Land Trust created by that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) executed by and among Grantor, Grantee, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as amended and supplemented from time to time ("Trust Agreement"), pursuant to which Grantor, as settlor, established the Orange Lake Land Trust in accordance with Section 689.071, *Florida Statutes* (the "Trust");
2. Grantee, as Trustee of the Trust, shall have the power and authority prescribed in Section 689.073(1), *Florida Statutes*;
3. Upon conveyance of the Property to Grantee by Grantor, all beneficial interests in the Trust resulting from the addition of the Property shall immediately and automatically vest in Grantor, as the sole initial beneficiary with respect to the Property, pursuant to the Trust Agreement, a memorandum of which is recorded as Instrument Number: 20180061276 in the Public Records of Orange County, Florida ("**Memorandum of Trust**"). Any deeds subsequently conveying beneficial interests in the Trust with respect to the Trust Plan Property or Interests (as such terms are defined in the Trust Agreement) shall be recorded solely in the Public Records of Orange County, Florida;
4. All Interests (as defined in the Trust Agreement) in the Trust are Florida real property interests;
5. The number of Points for Sale (as defined in the Trust Agreement) that Grantor may sell resulting from this conveyance and the submission of the Property to the Trust Plan shall be about 6,008,600.
6. Grantor reserves for itself and its successors and assigns certain rights reserved to Grantor as more particularly set forth in that certain 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, and all exhibits, amendments, and annexations thereto, as may be amended from time to time (the

“Declaration”). Such rights are not being conveyed pursuant to this Deed and may be exercised by Grantor without Grantee’s consent, approval, or knowledge. These rights, as more particularly described in the Declaration, and all of the relevant provisions of such Declaration with respect to these rights, are made a part of this Deed.

TITLE TO THE PROPERTY is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, 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.

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

Grace Mathis
Witness

Print name: Grace Mathis

Paul Denning
Witness

Print name: Paul Denning

"Grantor"

**HOLIDAY INN CLUB VACATIONS
INCORPORATED**, a Delaware
corporation

By: [Signature]

Print name: Michael J. Thompson

As its Sr. VP

(CORPORATE SEAL)

STATE OF FLORIDA §

§

COUNTY OF ORANGE §

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of March, 2021 by Michael J. Thompson, as Sr. VP of HOLIDAY INN CLUB VACATIONS INCORPORATED, a Delaware corporation, on behalf of the corporation.

Doreen Ann Varricchio
Notary Public, State of Florida



Exhibit "A"

[David Walley's Inventory]

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 1/1,071st, 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: 1319-15-000-015

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 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 IV) to the Declaration.

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

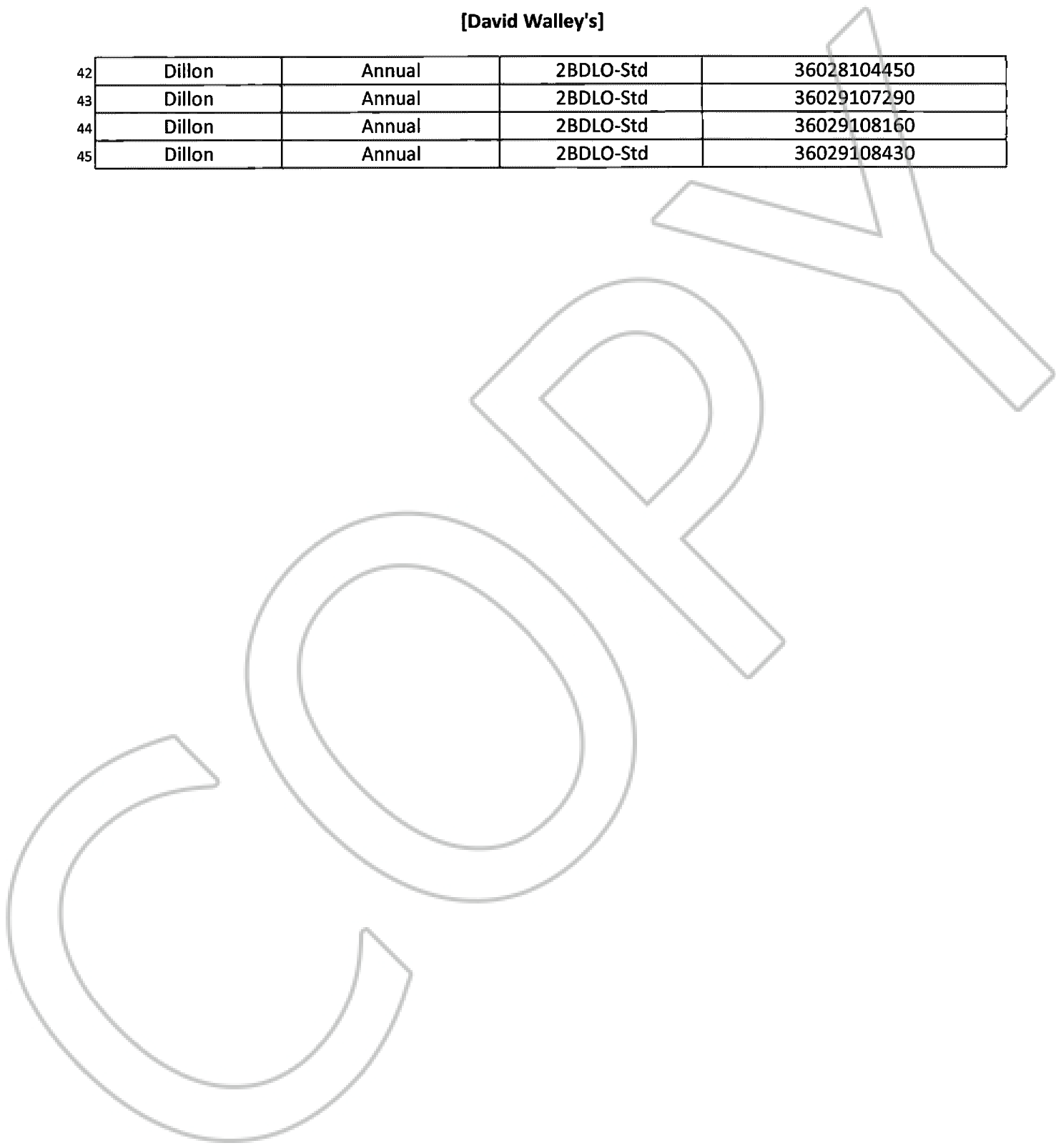
[David Walley's]

	Phase	Frequency	Room Type	Inventory Control Number
1	Aurora	Odd	2BDLO-Std	36021015161
2	Aurora	Even	2BDLO-Std	36021015162
3	Aurora	Annual	2BDLO-Prem	36021021210
4	Aurora	Annual	2BDLO-Prem	36021021340
5	Aurora	Annual	2BDLO-Prem	36021021470
6	Bodie	Annual	1BD	36022022380
7	Bodie	Annual	1BD	36022022410
8	Bodie	Odd	1BD	36022023061
9	Bodie	Even	1BD	36022024332
10	Bodie	Annual	1BD	36022025310
11	Bodie	Odd	2BDLO-Std	36022029191
12	Bodie	Even	2BDLO-Std	36022029192
13	Bodie	Odd	2BDLO-Std	36022035241
14	Bodie	Even	2BDLO-Std	36022035242
15	Bodie	Odd	2BDLO-Std	36022050161
16	Bodie	Even	2BDLO-Std	36022050162
17	Canyon	Odd	2BDLO-Std	36023076081
18	Canyon	Even	2BDLO-Std	36023076082
19	Canyon	Odd	2BDLO-Std	36023077161
20	Canyon	Even	2BDLO-Std	36023077162
21	Canyon	Annual	2BDLO-Std	36023084240
22	Dillon	Annual	2BDLO-Std	36024085280
23	Dillon	Annual	2BDLO-Std	36024087310
24	Dillon	Annual	2BDLO-Std	36024087460
25	Dillon	Odd	2BDLO-Std	36024088121
26	Dillon	Even	2BDLO-Std	36024088122
27	Dillon	Annual	2BDLO-Std	36025089120
28	Dillon	Annual	2BDLO-Std	36025091180
29	Dillon	Annual	2BDLO-Std	36025091290
30	Dillon	Annual	2BDLO-Std	36026094340
31	Dillon	Odd	2BDLO-Std	36026096041
32	Dillon	Even	2BDLO-Std	36026096042
33	Dillon	Even	2BDLO-Std	36026096292
34	Dillon	Odd	2BDLO-Std	36026096301
35	Dillon	Annual	2BDLO-Std	36027099340
36	Dillon	Annual	2BDLO-Std	36027099370
37	Dillon	Annual	2BDLO-Std	36027100370
38	Dillon	Annual	2BDLO-Std	36027100500
39	Dillon	Annual	2BDLO-Std	36028101100
40	Dillon	Annual	2BDLO-Std	36028102340
41	Dillon	Annual	2BDLO-Std	36028104140

Exhibit A-1

[David Walley's]

42	Dillon	Annual	2BDLO-Std	36028104450
43	Dillon	Annual	2BDLO-Std	36029107290
44	Dillon	Annual	2BDLO-Std	36029108160
45	Dillon	Annual	2BDLO-Std	36029108430



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-15-000-15 / 1319-15-000-20 / 1319-22-000-21
- b) 1319-15-000-22 / 1319-15-000-23 / 1319-15-000-29
- c) 1319-15-000-30 / 1319-15-000-31 / 1319-15-000-32
- 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: _____

\$124,979.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$124,979.00

Real Property Transfer Tax Due

\$487.50

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)

Print Name: Holiday Inn Club Vacations Incorporated

Address: 9271 S John Young Pkwy

City: Orlando

State: Florida Zip: 32819

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Chicago Title Timeshare Land Trust, Inc.

Address: 2400 Maitland Center Pkwy #110

City: Maitland

State: Florida Zip: 32751

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

Print Name: Wilson Title Services

File Number: _____

Address 4045 S Spencer St, A62

City: Las Vegas

State: NV Zip: 89119

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