

Assessor's Parcel #:
A portion of 1319-15-000-020

This Instrument prepared by:
Robert R. Bidart

After recording Mail to:
Express Closing Firm, LLC.
1736 E, Sunshine ST, Ste 919
Springfield, Missouri 65804

DAVID WALLEY'S RESORT GRANT, BARGAIN, SALE DEED

THIS INDENTURE made this 26th day of March 2021, by and between **ROBERT R. BIDART AND KELLY A. BIDART**, husband and wife, as Joint Tenants with Right of Survivorship, as Grantor, whose mailing address is 2704 Hamm Court Sparks, NV 89436, and **DAVEON WHINDLETON**, A Married Person, Sole Owner, whose mailing address is 2998 Paseo Hills Way, Henderson, NV 89052 as Grantee.

FOR AND IN CONSIDERATION OF Ten dollars (\$10.00) paid, by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey, subject to the restrictions, easements, and other conditions hereinafter contained, unto the aforesaid Grantee, Grantee's heirs, executors, administrators, successors and assigns, the following described property located and situated in Douglas County, Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER, with the tenements, hereditament and appurtenance thereunto belonging or appertaining and the revision and revisions, 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 Time Share 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.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents this 24 day of March, 2021.

[Signature]

First Witness Signature

Printed Name: Robert Zamora

[Signature]

Robert R. Bidart, Grantor

[Signature]

Second Witness Signature

Printed Name: Nicholas Joyce

[Signature]

Kelly A. Bidart, Grantor

STATE OF Nevada)
) ss.
COUNTY OF Washoe)

On this 26 day of March, 2021, before me, Michelle A Harper
(Name of Notary Public)

A Notary Public, personally appeared **Robert R. Bidart and Kelly A. Bidart**, 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 acknowledgement 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 and County noted above that the foregoing paragraph is true and correct.

(This area for official notarial seal)

Witness my hand and official seal.

Notary Signature: [Signature]
Notary Printed: Michelle A Harper
My Commission expires: March 19 2022



Inventory No.: 17-074-33-71

EXHIBIT "A"

(WALLEY'S)

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

An undivided 1/2448th interest in and to all that real property situate in the county of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL G as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002 in the Office of the Douglas County Recorder as Document No. 0552536, adjusted that Record of Survey recorded April 29, 2002 as Document No. 0501638, and by Certificate of Amendment recorded November 3, 2002, in Book 1100, Page 467, as Document No. 0502689, 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 0521436, and the Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003 in the Office of the Douglas County Recorder as Document No. 0582120 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a TWO BEDROOM UNIT every other year in ODD- numbered years 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 Abandonment Deed recorded September 20, 2002 in Book 0902, at page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.

A Portion of APN: 1319-15-000-020

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-15-000-020
 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 (_____)
 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: 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 Elizabeth Wright Capacity: Agent

Signature _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Robert Bidart & Kelly Bidart
 Address: 2704 Hamm Court
 City: Sparks
 State: NV Zip: 89436

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: DaVeon Whindleton
 Address: 2998 Paseo Hills Way
 City: Henderson
 State: NV Zip: 89052

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

Print Name: Express Closing Firm, LLC
 Address: 1736 E Sunshine St., Suite 919
 City: Springfield

Escrow # N/A
 State MO Zip: 65804

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED