RPTT:\$7.80 Rec:\$40.00

2021-965744 04/19/2021 10:22 AM

Pgs=5

Total:\$47.80

HENRY E. ST CLAIR

KAREN ELLISON, RECORDER

APN#: 1319-15-000-015 1319-15-000-020 1319-22-000-021 1319-15-000-022 1319-15-000-023 1319-15-000-030 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 Spencer Street, Suite A62 Las Vegas, NV 89119

# **QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED is made this \_/9 day of \_\_\_\_\_\_\_\_, 20\_2/\_\_\_, by and between HENRY E ST CLAIR AND PENELOPE ANN ST CLAIRX, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, whose address is c/o Walley's Property Owners Association, Inc., a Nevada non-profit corporation, whose mailing address is 2001 Foothill Road, Genoa, Nevada 89411 ("Grantor"), and JAYSON C LARSEN AND JENNIFER LARSEN, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, whose address is c/o Walley's Property Owners Association, Inc., a Nevada non-profit corporation, whose mailing address is 2001 Foothill Road, Genoa, Nevada 89411 ("Grantee").

#### 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 remise, release, and forever quitclaim 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, 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.

TITLE TO THE PROPERTY is herein transferred with all tenements, hereditaments and appurtences thereunto belonging or appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

*IN WITNESS WHEREOF*, Grantor has executed this Quit-Claim Deed on the date set forth above.

"Grantor"

Print name: HENRY E ST CLAIR

"Grantor"

Print name: PENELOPE ANN ST

Genelope ann StClair

**CLAIR** 

STATE OF <u>A Inada</u> §
COUNTY OF <u>Buglas</u> §

The foregoing instrument was acknowledged before me this 19 day of April , 20 2/ by HENRY E ST CLAIR AND PENELOPE ANN ST CLAIR, who is personally known to me or presented direct license as identification.



## Exhibit "A"

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 1/1,071<sup>st</sup>, or 1/2,142<sup>nd</sup> 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 1/1,989<sup>th</sup> or 1/3,978<sup>th</sup> 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 1/1,224<sup>th</sup> or 1/2,448<sup>th</sup> 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

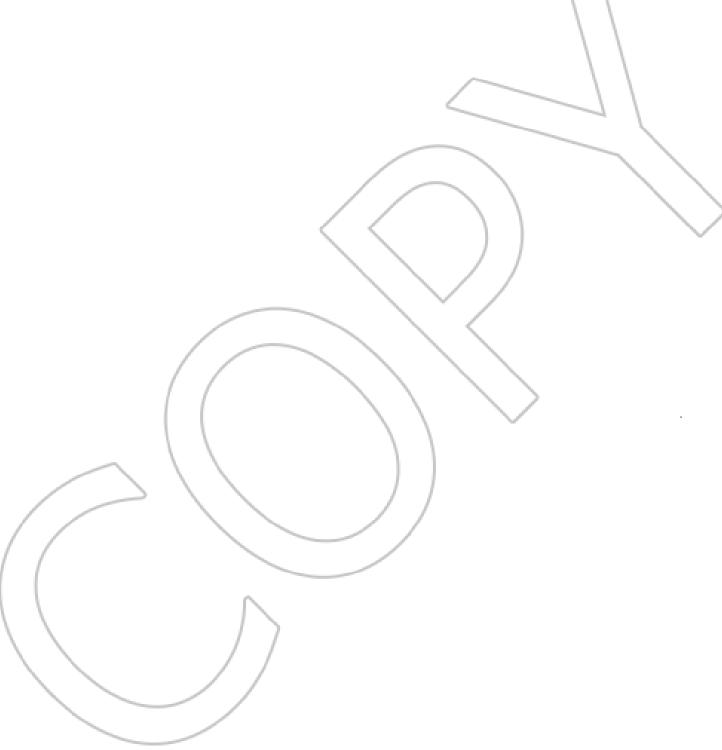
## **Dillon Phase**

An undivided 1/1,224<sup>th</sup>,1/2,448<sup>th</sup>, 1/204<sup>th</sup>, or 1/408<sup>th</sup> 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 in that certain grant, bargain, and sale deed to Grantor, as grantee, filed and recorded as Document number 715644

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"

| Phase  | Frequency | Unit Type | Inventory Control Number |
|--------|-----------|-----------|--------------------------|
| DILLON | EVEN      | 2BD       | 36028104172              |



#### STATE OF NEVADA **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) a) 1319-15-000-015 -021 c) d) Type of Property: a) Vacant Land b) Single Fam. Res. 2-4 Plex c) Condo/Twnhse d) FOR RECORDERS OPTIONAL USE ONLY BOOK Apt. Bldg Comm'l/Ind'l **PAGE** DATE OF RECORDING: Agricultural h) Mobile Home NOTES: 12,000 Sale ( not an dead i) & Other Time Share 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: 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. Capacity Legen Signature/Texus Capacity Solles Signature Luc SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REOUIRED) (REQUIRED) Print Name: Jayon & Jennifer Larson Address: 16396 Whispering OAKS Print Name: Henry & Kenelope ST. ClA:R Address: 2788' Nye DR City: RAMONA City: Minder Zip: 92065 State: CA State: NV

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Escrow #

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