

DOUGLAS COUNTY, NV  
Rec: \$40.00  
Total: \$40.00  
JANET S. WALKER

2021-966178  
04/26/2021 10:27 AM  
Pgs=4

RECORDING REQUESTED BY:  
DocStar Services, LLC.

MAIL TAX STATEMENTS AND  
WHEN RECORDED MAIL TO:

Wilma L. Moffat  
17580 Redbud Street  
Hesperia, CA 92345



KAREN ELLISON, RECORDER

E04

APN: a portion of 1319-15-000-023  
File No.: 25351-2 EM

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

This Document has been recorded as an  
Accommodation only, it has not been reviewed  
as to its accuracy or its effect on title

### QUITCLAIM DEED

NRS 375.090 #04

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ 0.00 CITY TAX IS \$ 0.00  
 Computed on full value of property conveyed, or  
 Computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated area  City of \_\_\_\_\_

For valuable consideration, receipt of which is hereby acknowledged,  
Jeffery S. Moffat, a Married Man and Janet S. Walker, a Married Woman

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to  
Wilma L. Moffat, a Widow

the following described property situated in the Unincorporated Area, County of Douglas,  
State of Nevada:

ALL OF THE GRANTOR'S INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

Commonly known as: Timeshare at David Walley's Resort, Dillon Building, Genoa, NV 89411  
Odd Year Use, Week #17-090-12-71

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Dated: April 7, 2021

Jeffery S. Moffat  
Jeffery S. Moffat

Janet S. Walker  
Janet S. Walker

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

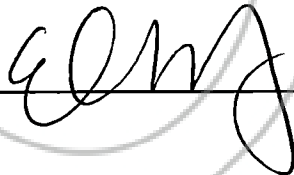
STATE OF California )  
COUNTY OF San Bernardino ) §

On April 19, 2021 before me, E. Mejia Martinez, Notary Public, personally appeared Jeffery S. Moffat and Janet S. Walker \*\*\*\*\*

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 acknowledged 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 of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Inventory No.: 17-090-12-71

**EXHIBIT "A"**  
**(Walley's)**

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

An undivided 1/408<sup>ths</sup> 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 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 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: 1319-15-000-023

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. a portion of 1319-15-000-023 \_\_\_\_\_  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land   | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse  | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg     | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural  | h. <input type="checkbox"/> Mobile Home      |
| <input checked="" type="checkbox"/> Other | Timeshare                                    |

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

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 04  
 b. Explain Reason for Exemption: removing joint tenants from title, no consideration paid

5. Partial Interest: Percentage being transferred: 66.66 %

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 Janet S. Walker Capacity: Grantor(s)  
 Signature Wilma L. Moffat Capacity: Grantee

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

Print Name: Jeffery S. Moffat and Janet S. Walker  
 Address: 10641 Sunset Ridge Dr.  
 City: Kelseyville  
 State: CA Zip: 95451

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

Print Name: Wilma L. Moffat  
 Address: 17580 Redbud Street  
 City: Hesperia  
 State: CA Zip: 92345

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

Print Name: DocStar Services, LLC  
 Address: 17260 Bear Valley Road, Suite 110  
 City: Victorville

Escrow # 25351-2 EM  
 State: CA Zip: 92395

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED