

DOUGLAS COUNTY, NV

2021-967942

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

05/24/2021 09:39 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-15-000-029 PTN

Recording requested by:  
Roberto Flores de Apodaca  
and when recorded mail to:  
Timeshare Closing Services, LLC.  
8545 Commodity Circle  
Orlando, FL 32819  
www.timeshareclosingservices.com  
Escrow # 42120820004

Mail Tax Statements To: Delmar Vanderburg, 300 Hanauana Road, Haiku, Hawaii 96708

Consideration: \$500.00

Inventory: 17-093-29-01

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Roberto Flores de Apodaca and Lucille H. Flores de Apodaca, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 6140 East Canyon Court, Anaheim, California 92807, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Delmar Vanderburg, an Unmarried Man, whose address is 300 Hanauana Road, Haiku, Hawaii 96708, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as David Walley's Resort, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Document Date: 5-2-2021

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Roberto Flores de Apodaca  
Roberto Flores de Apodaca

Lucille H. Flores de Apodaca  
Lucille H. Flores de Apodaca

STATE OF CALIFORNIA ) SS  
COUNTY OF ORANGE )

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.

The foregoing instrument was acknowledged before me, undersigned notary by means of  physical presence or  Online Notarization

On this 2<sup>nd</sup> day of May, 2021 by Roberto Flores de Apodaca and Lucille H. Flores de Apodaca, Husband and Wife, as Joint Tenants with Right of Survivorship, personally known to me (or who has produced Drivers license as identification 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.

WITNESS my hand and official seal.

SIGNATURE: [Signature]

My Commission Expires: 11/18/22



## Exhibit "A"

File number: 42120820004

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

ADJUSTED PARCEL J as shown on that Record of Survey for DAVID WALLEY'S filed for record with the Douglas County Recorded on July 26, 2006, in Book 0706, at Page 9384, as Document No. 0680634, 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 subject to said Declaration of Annexation of David Walley's Resort Phase VI recorded on August 8, 2006 in the Office of the Douglas County Recorded as Document No. 0681616 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 set forth in Access Easement and Relocation recorded on May 26, 2006, in Book 0506 at Page 10729, as Document No. 0676008; and Access Easement recorded on July 26, 2006, in Book 0706 at Page 9371, as Document No. 0680633, all of Official Records, Douglas County, Nevada.

A portion of APN: 1319-15-000-029

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1319-15-000-029 PTN
- 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 RECORDER'S 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: 100.00 %  
 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: [Signature] Capacity AGENT  
 Signature: [Signature] Capacity AGENT

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

Print Name: Roberto Flores de Apodaca  
 Address: 6140 East Canyon Court  
 City: Anaheim  
 State: CA Zip: 92807

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

Print Name: Delmar Vanderburg,  
 Address: 300 Hanauana Road  
 City: Haiku  
 State: HI Zip: 96708

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

Print Name: TIMESHARE CLOSING SERVICES Escrow #: 42120820004  
 Address: 8545 COMMODITY CIRCLE  
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED