

APN: 1319-15-000-015

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Cross Law Group
611 Sierra Rose Drive, Suite B
Reno, NV 89511

Send tax statements to:
Chad Hartley
6062 Torrington Dr.
Reno, NV 89511

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3
CROSS LAW
KAREN ELLISON, RECORDER
2021-969332
06/18/2021 12:27 PM
E07

GRANT, BARGAIN, and SALE DEED

FOR NO CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, Patrick John O'Hair and Nancy Kathryn O'Hair, as Trustees of the O'Hair Family Trust dated September 11, 2003;

Do(es) hereby *GRANT, BARGAIN, and SELL* to:
Gregory O'Hair and Chad Hartley, together as joint tenants with right of survivorship;

all right, title, and interest to the real property situated in the County of Douglas, State of Nevada, and legally described as follows:

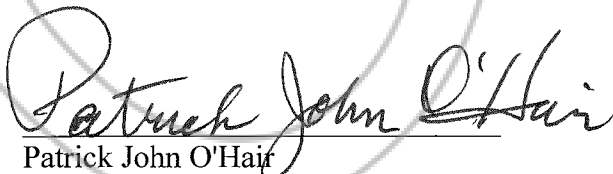
SEE EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

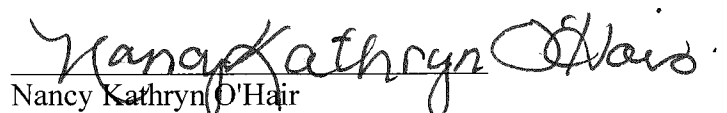
SUBJECT to current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

TO HAVE AND TO HOLD the said premises with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

Dated June 10, 2021

Signed, sealed, and delivered by:


Patrick John O'Hair


Nancy Kathryn O'Hair

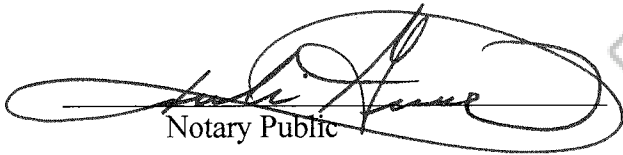
ACKNOWLEDGMENT

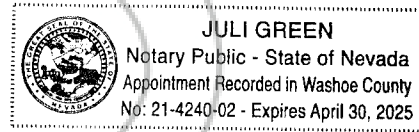
STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On June 10, 2021, Patrick John O'Hair and Nancy Kathryn O'Hair, personally appeared before me and proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

Witness my hand and official seal.

[S E A L]


Notary Public



This Notary Acknowledgement is attached to the Grant, Bargain, and Sale Deed dated June 10, 2021.

LEGAL DESCRIPTION

Exhibit "A"

An undivided fee simple ownership interest in and to the following described Time Share Interest that has been created at David Walley's Hot Springs Resort and Spa located in Douglas County, Nevada and more fully described within that certain Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort that has been filed of record on August 27, 2001 with the Recorder in and for Douglas County, Nevada in Book 0801 Page 6980, as amended:

**Unit Type: 2bd Phase: 2 Inventory Control No: 36022037291
Alternate Year Time Share: Odd First Year Use: 2015**

If acquiring a Time Share Interest in Phase I, BUYER will receive fee title to a 1/1071th undivided interest (if annually occurring) or a 1/2142th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase II, BUYER will receive fee title to a 1/1989th undivided interest (if annually occurring) or a 1/3978th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase III, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in the Dillon Phase, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 1319-15-000-015
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhome d) 2-4 Plex
 e) Apt. Building f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: Time share

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: 6/18/21 Trust Ok~A.B.

3. a. Total Value /Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ (0.00)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section (7)
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

5 Partial Interest: Percentage being transferred: _____
 The undersigned declare and acknowledge, 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: Attorney
 Signature: _____ Capacity: _____

<p><u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED) Print Name: <u>Patrick John O'Hair and Nancy</u> Address: <u>35 Ocelet Way</u> City: <u>Reno</u> State: <u>NV</u> Zip: <u>89511</u></p>	<p><u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED) Print Name: <u>Gregory O'Hair and Chad Hartley</u> Address: <u>6062 Torrington Dr.</u> City: <u>Reno</u> State: <u>NV</u> Zip: <u>89511</u></p>
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COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cross Law Group, PC Escrow #: _____
 Address: 611 Sierra Rose Drive, Suite B
 City: Reno State: NV Zip: 89511