

APN#: 1319-15-000-015
 1319-15-000-020
 1319-22-000-021
 1319-15-000-022
 1319-15-000-023
 1319-15-000-029
 1319-15-000-030
 1319-15-000-031
 1319-15-000-032



KAREN ELLISON, RECORDER

E07

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

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this 30 day of August, 2021, by and between **Klaus N. Wohlgemuth and Barbara Wohlgemuth, Trustees of the Wohlgemuth Family 1995 Trust, dated May 22, 1995** 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 **Holiday Inn Club Vacations Incorporated**, a Delaware corporation, whose mailing address is 9271 S. John Young Pkwy., Orlando, Florida 32819 ("**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 hereby grant, bargain, sell and convey 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 appurtenances thereunto belonging or appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said Property unto the said Grantee, their heirs and successors and assigns forever in fee simple.

IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed on the date set forth above.

"Grantor"

By: *Klaus Wohlgemuth*

Print name: Klaus N. Wohlgemuth, As Individual and As Trustee

By: *Barbara Wohlgemuth*

Print name: Barbara Wohlgemuth, As Individual and As Trustee

STATE OF NEVADA §
COUNTY OF WASHOE §

The foregoing instrument was acknowledged before me this 20th day of AUGUST, 2021 by Klaus N. Wohlgemuth and Barbara Wohlgemuth, As Individual and As Trustee who is personally known to me or presented NO DRIVER LICENSE as identification.



✓ *Fran A. Maycock*
Notary Public
✓ Fran A. Maycock
Notary Print Name:

M6673034

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 1/1,071st, or 1/2,142nd 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.

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Bodie Phase

An undivided 1/1,989th or 1/3,978th 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.

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Canyon Phase

An undivided 1/1,224th or 1/2,448th 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.

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Dillon Phase

An undivided 1/1,224th, 1/2,448th, 1/204th, or 1/408th 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 N/A

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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
Aurora	Annual	2BD	36021005330 aka 17-005-33-01

DRAFT

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 5319-15-000-015
 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
 i) Other Time Share

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - J</u>	

3. 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:
 a. Transfer Tax Exemption per NRS 375.090, Section # 4 7
 b. Explain Reason for Exemption: Time Share: Transfer of title from one joint tenant to remaining joint tenant
Transfer from Trust to consideration

5. Partial Interest: Percentage being transferred: 100.0%

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 Bruce R. Mundy Capacity Attorney for the Grantors
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Wohlgemuth Family Trust dated May 22, 1995
 Address: 769 Caughlin Glen
 City: Reno
 State: Nevada Zip: 89519

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Holiday Inn Club Vacations Incorporated
 Address: 9271 South John Young Parkway
 City: Orlando
 State: Florida Zip: 32819

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Bruce R. Mundy, Grantors' Attorney, Bar No.6068 Escrow # _____
 Address: 200 South Viginia Street, Eighth Floor
 City: Reno State: Nevada Zip: 89501