

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 E04

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 *22nd* day of *February*, 20*22*, by and between **BRUCE L MANDEL AND DEBRA K. BOTKIN, HUBAND AND WIFE AND TONI L MANDEL, A SINGLE WOMAN, 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 ("**Grantor**"), and **TONI L MANDEL, A SINGLE WOMAN**, 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 appurtenances 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"

By: *Bruce L. Mandel*

Print name: **BRUCE L. MANDEL**

"Grantor"

By: *Debra K. Botkin*

Print name: **DEBRA K. BOTKIN**

STATE OF _____ §

COUNTY OF _____ §

See Attached
Notary Certificate

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by **BRUCE L. MANDEL AND DEBRA K. BOTKIN**, who is personally known to me or presented _____ as identification.

Notary Signature

Dee Ann Klug

Notary Print Name

My Commission Expires: 11/23/23

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Riverside

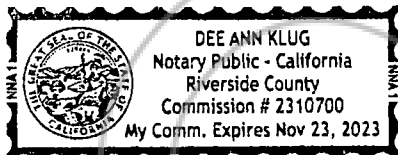
On February 16, 2022 before me, Dee Ann Klug, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Bruce L. Mandel and Debra K. Botkin
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit-claim Deed

Document Date: 2/22/2022 Number of Pages: 5

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bruce L. Mandel

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: N/A

Signer's Name: Debra K. Botkin

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: N/A

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

"Grantor"

By: [Signature]

Print name: **TONIL MANDEL**

"Grantor"

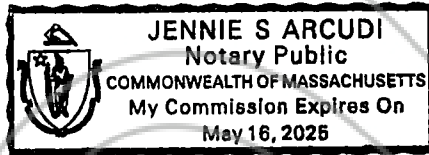
By: _____

Print name: _

STATE OF Mass §

COUNTY OF Worcester §

The foregoing instrument was acknowledged before me this 2 day of March, 2020 by **TONIL MANDEL**, who is personally known to me or presented plus. known as identification.



[Signature]
Notary Signature

Jennie S Arcudi
Notary Print Name

My Commission Expires: May 16, 2025

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.

APN: 1319-22-000-021

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.

APN: 1319-15-000-015

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.

APN: 1319-15-000-020

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 Document number 2016-885790

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	36025089210

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1319-15-000-023
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 TIMESHARE

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>DOC 928271</u> <i>[Signature]</i>	

3. Total Value/Sales Price of Property: \$ 0
Deed in Lieu of Foreclosure Only (value of property) (0)
Transfer Tax Value: \$ 0
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 4
b. Explain Reason for Exemption: joint tenant to remaining joint tenant without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 Debra K. Botkin Capacity Grantor
Signature [Signature] Capacity Grantor

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

Print Name: BRUCE MANDEL / DEBRA BOTKIN
Address: 333 GARDEN CIR
City: YORKVILLE
State: IL Zip: 60560

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

Print Name: TONIL MANDEL
Address: 48 LAKE DRIVE
City: LEICESTER
State: MA Zip: 01524

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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