

DOUGLAS COUNTY, NV

2022-986338

RPTT:\$9.75 Rec:\$40.00

\$49.75 Pgs=2

06/15/2022 10:41 AM

FIRST RELIABLE TRANSFER

KAREN ELLISON, RECORDER

**Prepared By and Return To:**

Sheila Downs  
First Reliable Transfers  
3741 S. Hwy 27  
Suite A  
Clermont, FL 34711

**File No. 2021110010**

**Property Appraiser's Parcel I.D. (folio) Number(s):**

Portion of APN: 1319-15-000-015

**WARRANTY DEED**

THIS WARRANTY DEED dated April 30, 2022, by Walter B. Littrell and Carol Wise-Littrell, husband and wife as community property whose post office address is 1146 Highland Drive, Novato, California 94949 hereinafter called the grantor, to Stacy Linn Herring Astor, whose post office address is 81 Hilarita Avenue, Mill Valley, California 94941 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$2500.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Douglas County, Nevada, viz:

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 1/3978th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 of the Final Subdivision Map LDA # 98-05 for DAVID WALLEY'S RESORT, a Commercial Subdivision, filed for record with the Douglas County Recorder of October 19, 2000, in Book 1000, at Page 364, as Document No. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, at Page 467, as Document No. 0502689, Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998, in Book 998, at Page 3250, as Document No. 0449574, Official Records, 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 Documents Nos. 0466255, 0485265, 0489957, 0509920 and 0521436, and subject to the Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT every other year in EVEN numbered years in accordance with said Declaration.

A Portion of APN: 1319-15-000-015

Inventory No. 17-035-23-82

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
(Witness #1 Signature)

Bernadine  
(Witness #1 Printed Name)

[Signature]  
(Witness #2 Signature)

Linda Lee  
(Witness #2 Printed Name)

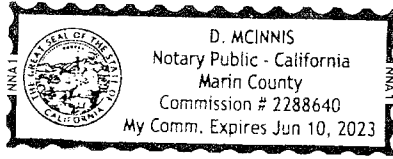
Walter B. Littrell  
Walter B. Littrell

Carol Wise-Littrell  
Carol Wise-Littrell

STATE OF CA  
COUNTY OF Marin

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 20th day of April, 2022, by Walter B. Littrell and Carol Wise-Littrell, who is personally known to me or has produced DL as identification.

[Signature]  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

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/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: _____	

3. Total Value/Sales Price of Property: \$2,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$2,500.00  
 Real Property Transfer Tax Due: \$9.75

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: n/a

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Agent

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Walter B Littrell and Carol Wise Littrell  
 Print Name: \_\_\_\_\_  
 Address: 1146 Highland Dr.  
 City: No. Cal  
 State: CA Zip: 94949

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Stacy Linn Herring Astor  
 Print Name: \_\_\_\_\_  
 Address: 81 Hilarita Ave  
 City: Mill Valley  
 State: CA Zip: 94941

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: First Reliable Transfers Escrow # 2021110010  
 Address: 3741 Hwy 27 Suite A  
 City: Clermont State: FL Zip: 34711