

DOUGLAS COUNTY, NV

2022-988657

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

08/22/2022 10:11 AM

VOCC, INC.

KAREN ELLISON, RECORDER

APN: 1319-15-000-015

Prepared By and | Vocc, Inc.  
Return to: | P O Box 1668  
| Branson MO 65615-1668  
| \*\*7106

**Mail Tax Bills To:**

**Walley's Property Owners Association**  
**P.O. Box 158**  
**Genoa, NV 89411**  
**Inventory No #17-043-10-72**  
**Contract #6676213**

**GRANT, BARGAIN, SALE DEED**

David Walley's Resort

This deed made and entered into on 27 day of June, 2022 by and between:

Grantor: **MARK R LAROSE AND CLARICE E LAROSE, husband and wife, as Joint Tenants with Right of Survivorship**

Of: 1318 Rouge River Rd., Fernley, Nevada 89048

**Hereby**

**CONVEY AND WARRANT**

Grantee: **Jeffrey A Thorne, an unmarried man**

Of: 7580 Red Bud Road, Granite Bay, California 95746

**WITNESSETH:** That said Grantor, for good and valuable consideration of the sum of TEN DOLLARS (\$10.00), paid by the said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, situate, lying, and being in the **County of Douglas , State of Nevada**, to wit:

All that certain property located and situated in Douglas County, State of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereto;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Time Share Covenants, Condition and Restrictions for David Walley's Resort recorded on September 23, 1998, in Book 998 at Page 4404 as Document Number 449993, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

**TO HAVE AND TO HOLD** the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set their hand or hands the day and year first above written.

**GRANTOR:**

Mark R Larose  
MARK R LAROSE

Clarice E Larose  
CLARICE E LAROSE

A. H.  
Witness #1 Signature

Hayo  
Witness #2 Signature

Alejandra Hernandez  
Witness #1 Printed Name

Armando Hayo  
Witness #2 Printed Name

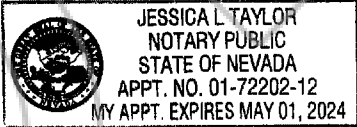
COUNTY OF Lyon STATE OF Nevada

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared **MARK R LAROSE AND CLARICE E LAROSE**, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Stamp or Seal this 27 day of June, 2022.

Jessica L Taylor  
Notary Signature

Jessica L Taylor  
Notary Printed Name  
My Commission Expires: May 01, 2024



JESSICA L TAYLOR  
NOTARY PUBLIC  
STATE OF NEVADA  
APPT. NO. 01-72202-12  
MY APPT. EXPIRES MAY 01, 2024

Place Notary Seal Within Box

Inventory No.: 17-043-10-72

**EXHIBIT "A"**  
**(Walley's)**

**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 1/3978<sup>th</sup> 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 on October 19, 2000, in Book 1000, at Page 3464, 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 Document Nos. 0466255, 0485265, 0489957, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT every other year in ODD -numbered years 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 as set forth in Access Easement and Abandonment Deed recorded September 20, 2002 in Book 0902, at Page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.**

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

**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/Twnhse    d.  2-4 Plex  
 e.  Apt. Bldg          f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 i.  Other TIMESHARE

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \$ 500  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 500  
 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: \_\_\_\_\_ %  
 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 \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mark R & Clarice Elarso  
 Address: 1318 Rouge River Rd  
 City: Fernley  
 State: NV Zip: 89048

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jeffrey A Thome  
 Address: 7580 Ded Bod Rd  
 City: Granite Bay  
 State: CA Zip: 95746

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: VOCC Inc Escrow #: 7106  
 Address: P O Box 1668  
 City: Branson State: MO Zip: 65615