

*Recorded as an accommodation only  
without liability*

DOUGLAS COUNTY, NV  
RPTT:\$17.55 Rec:\$40.00  
\$57.55 Pgs=4  
WILSON TITLE SERVICES  
KAREN ELLISON, RECORDER

**2022-988709**

**08/23/2022 11:14 AM**

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

**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 28 day of Sept., 2021, by and between **Marc Anthony Giovannoni and Diane Lynn Giovannoni, Trustees of the Giovannoni Living Trust dated August 17, 2007, and any amendments thereto** 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.

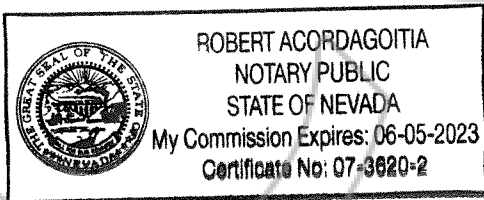
**"Grantor"**

By: ✓ Marc Anthony Giovannoni  
Print name: MARC ANTHONY GIOVANNONI, TRUSTEE

By: Diane Lynn Giovannoni  
Print name: DIANE LYNN GIOVANNONI, TRUSTEE

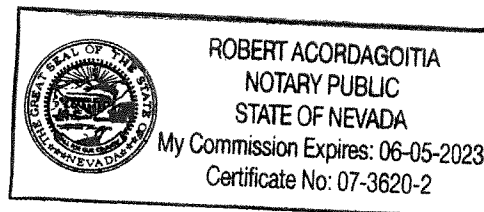
STATE OF ✓ Nevada §  
COUNTY OF ✓ Washoe §

The foregoing instrument was acknowledged before me this ✓ 28th day of ✓ September, 20✓ 21 by MARC ANTHONY GIOVANNONI, TRUSTEE & DIANE LYNN GIOVANNONI, TRUSTEE who is personally known to me or presented ✓ USA passport as identification.



✓ Robert Acordagoitia  
Notary Public  
✓ Robert Acordagoitia  
Notary Print Name:

M6673227





**Exhibit "A-1"**

Phase	Frequency	Unit Type	Inventory Control Number
Aurora	ANNUAL	TWO BEDROOM	17-011-24-01 aka: 36021011240

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-15-000-15 / 1319-15-000-20 / 1319-22-000-21  
 b) 1319-15-000-22 / 1319-15-000-23 / 1319-15-000-29  
 c) 1319-15-000-30 / 1319-15-000-31 / 1319-15-000-32  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhs      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$ 4,298.70  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$ 4,298.70  
 Real Property Transfer Tax Due \$ 17.55

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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: [Signature] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Marc Anthony Giovannoni, Trustee  
 Address: c/o WPOA 2001 Foothill Road  
 City: Genoa  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Holiday Inn Club Vacations Incorporated  
 Address: 9271 S John Young Pkwy  
 City: Orlando  
 State: Florida Zip: 32819

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Wilson Title Services File Number: 6673227  
 Address: 4045 S Spencer St, A62  
 City: Las Vegas State: NV Zip: 89119

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