

DOUGLAS COUNTY, NV

2022-990721

RPTT:\$3.90 Rec:\$40.00

\$43.90 Pgs=3

10/11/2022 02:53 PM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	A ptn of 1319-15-000-025
<b>R.P.T.T.</b>	\$3.90
<b>Escrow No.:</b>	20223635
<b>Recording Requested By:</b>	
<b>Vacation Ownership Title Agency, Inc.</b>	
<b>Mail Tax Statement To:</b>	
Walley P.O.A.	
P.O. Box 158	
Genoa, NV 89411	
<b>When Recorded Mail To:</b>	
DANIEL INDELICATO and	
CLAUDETTE WISE	
5219 Lake Blvd.	
Lower Lake, CA 95457	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**MARK MILLER and ANDREA MILLER, husband and wife**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

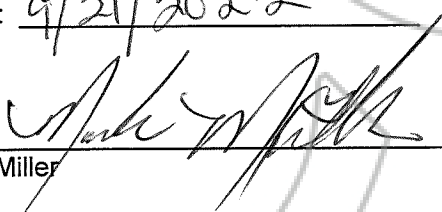
**DANIEL INDELICATO, an unmarried man and CLAUDETTE WISE, an unmarried woman together as joint tenants with right of survivorship**

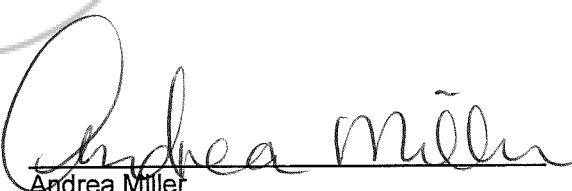
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

David Walley's Resort, Deluxe Unit, Even Year Use, Inventory No. 17-015-22-81, HICV Account No. 195965176, Genoa, NV 89411. See Exhibit 'A' attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 9/21/2022

  
Mark Miller

  
Andrea Miller

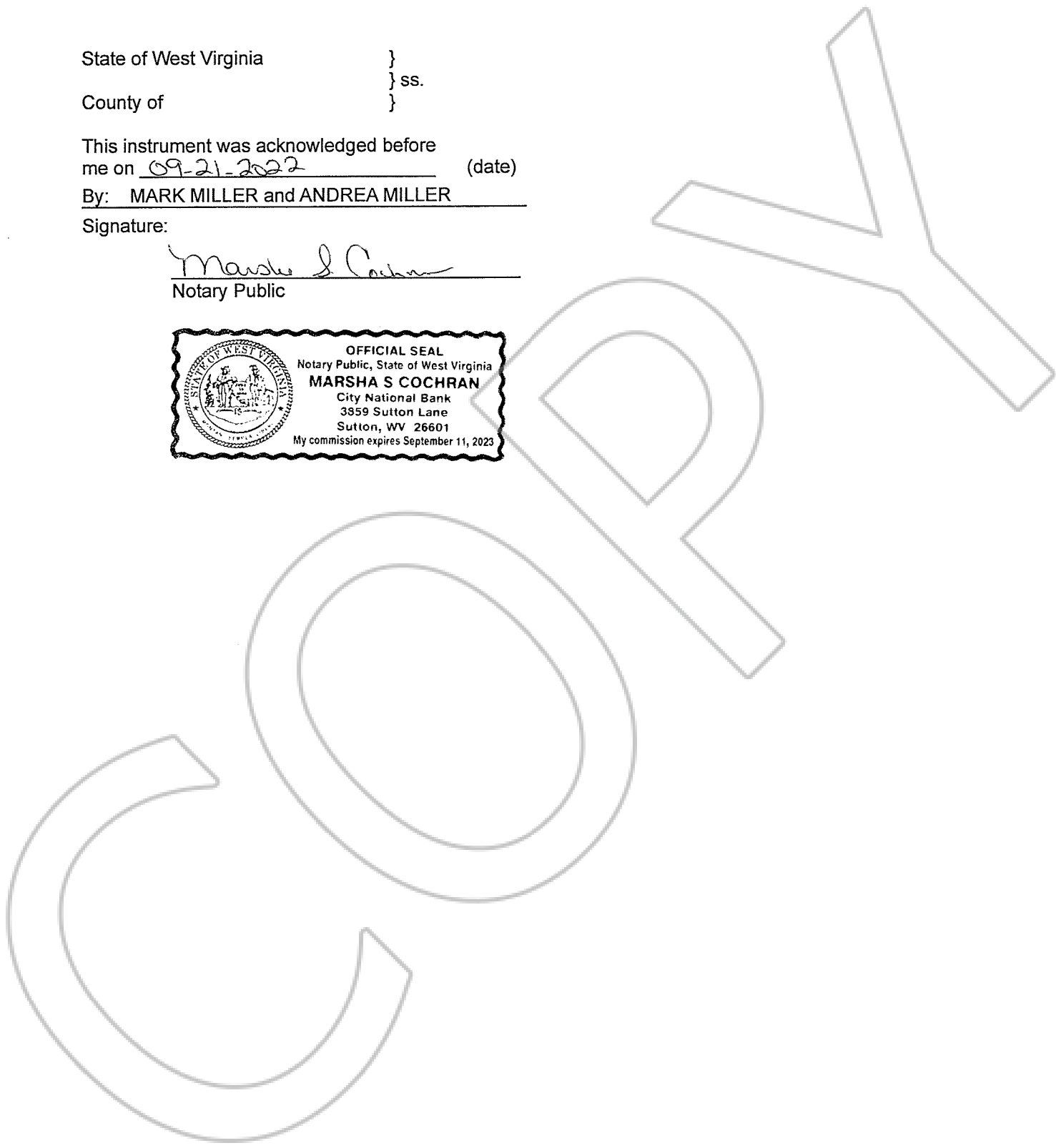
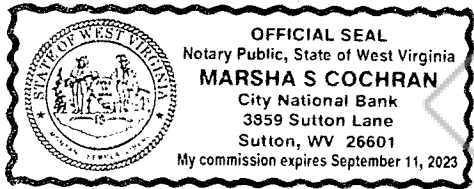
State of West Virginia                    }  
  } ss.  
County of                                       }

This instrument was acknowledged before  
me on 09-21-2022 (date)

By: MARK MILLER and ANDREA MILLER

Signature:

Marsha S. Cochran  
Notary Public



Inventory No.: 17-015-22-81

**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 1/2142<sup>nd</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:**

**ADJUSTED PARCEL F: A parcel of land located within a portion of the West one-half of the Northeast one-quarter (W1/2 NE1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:**

**Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937; thence South 57°32'32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80°00'00" East, 93.93 feet; thence North 35°00'00" East, 22.55 feet; thence North 10°00'00" West, 92.59 feet; thence North 80°00'00" East, 72.46 feet; thence South 10°00'00" East, 181.00 feet; thence South 80°00'00" West, 182.33 feet; thence North 10°00'00" West, 72.46 feet to the POINT OF BEGINNING.**

**(Reference is made to Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded September 17, 1998 in Book 998, at Page 3261, as Document No. 449576.)**

**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 DELUXE UNIT every other year in Even-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 Relocation recorded on May 26, 2006, in Book 0506 at Page 10729, as Document No. 0676008; and Access Easement recorded on July 26, 2006, in Book 0706 at Page 9371, as Document No. 0680633, all of Official Records, Douglas County, Nevada.**

**A Portion of APN: 1319-15-000-025**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) Aptn of 1319-15-000-025  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:
- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land                        | b) <input type="checkbox"/> Single Family Res.    |
| c) <input type="checkbox"/> Condo/Townhouse                    | d) <input type="checkbox"/> 2-4 Plex              |
| e) <input type="checkbox"/> Apartment Bldg.                    | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural                       | h) <input type="checkbox"/> Mobile Home           |
| i) <input checked="" type="checkbox"/> Other - Timeshare _____ |   |

3. a. Total Value/Sales Price of Property	\$1,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	( )
c. Transfer Tax Value	\$1,000.00
d. REAL PROPERTY TRANSFER TAX DUE:	\$3.90

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 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: \_\_\_\_\_ Grantor

Mark Miller

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

Daniel Indelicato

<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
Print Name: <u>MARK MILLER</u>	Print Name: <u>DANIEL INDELICATO</u>
Address: <u>304 Faith Mountain Rd.</u>	Address: <u>5219 Lake Blvd.</u>
City/State/Zip: <u>Rosedale, WV 26636</u>	City/State/Zip: <u>Lower Lake, CA 95457</u>

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: <u>Vacation Ownership Title Agency, Inc.</u>	Escrow No.: <u>20223635</u>
Address: <u>3476 Executive Pointe Way #16</u>	
City: <u>Carson City</u>	State: <u>NV</u> Zip: <u>89706</u>