

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

DOUGLAS COUNTY, NV  
RPTT:\$748.80 Rec:\$40.00  
\$788.80 Pgs=8  
WILSON TITLE SERVICES  
KAREN ELLISON, RECORDER

2022-992175

12/07/2022 09:35 AM

**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 S. Spencer Street, Suite A62  
Las Vegas, NV 89119

**GRANT, BARGAIN AND SALE DEED**  
*[David Walley's]*

***THIS DEED*** is made this 2<sup>nd</sup> day of December, 2022, by and between **HOLIDAY INN CLUB VACATIONS INCORPORATED**, a Delaware corporation, formerly known as Orange Lake Country Club, Inc., a Florida corporation, whose mailing address is 9271 S. John Young Parkway, Orlando, Florida 32819 ("**Grantor**"), and **CHICAGO TITLE TIMESHARE LAND TRUST, INC.**, a Florida corporation, solely as Trustee of Land Trust No. 2017-OL1 (a.k.a. Orange Lake Land Trust), whose address is 2400 Maitland Center Parkway, Suite 110, Maitland, Florida 32751 ("**Grantee**") under that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) dated December 15, 2017 as hereinafter described.

**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, and all exhibits, amendments, and annexations thereto, 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.

This conveyance is also made subject to the following:

1. All legal title and equitable title to the Property is being conveyed to Grantee, as trustee of that certain Orange Lake Land Trust created by that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) executed by and among Grantor, Grantee, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as amended and supplemented from time to time ("Trust Agreement"), pursuant to which Grantor, as settlor, established the Orange Lake Land Trust in accordance with Section 689.071, *Florida Statutes* (the "Trust");
2. Grantee, as Trustee of the Trust, shall have the power and authority prescribed in Section 689.073(1), *Florida Statutes*;
3. Upon conveyance of the Property to Grantee by Grantor, all beneficial interests in the Trust resulting from the addition of the Property shall immediately and automatically vest in Grantor, as the sole initial beneficiary with respect to the Property, pursuant to the Trust Agreement, a memorandum of which is recorded as Instrument Number: 20180061276 in the Public Records of Orange County, Florida ("Memorandum of Trust"). Any deeds subsequently conveying beneficial interests in the Trust with respect to the Trust Plan Property or Interests (as such terms are defined in the Trust Agreement) shall be recorded solely in the Public Records of Orange County, Florida;
4. All Interests (as defined in the Trust Agreement) in the Trust are Florida real property interests;
5. The number of Points for Sale (as defined in the Trust Agreement) that Grantor may sell resulting from this conveyance and the submission of the Property to the Trust Plan shall be 9,788,800.
6. Grantor reserves for itself and its successors and assigns certain rights reserved to Grantor as more particularly set forth in that certain 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, and all exhibits, amendments, and annexations thereto, as may be amended from time to time (the

“Declaration”). Such rights are not being conveyed pursuant to this Deed and may be exercised by Grantor without Grantee’s consent, approval, or knowledge. These rights, as more particularly described in the Declaration, and all of the relevant provisions of such Declaration with respect to these rights, are made a part of this Deed.

***TITLE TO THE PROPERTY*** is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, 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.

**[SIGNATURES ON FOLLOWING PAGE]**

**IN WITNESS WHEREOF**, Grantor has executed this Grant, Bargain and Sale Deed on the date set forth above.

Signed, sealed and delivered  
in the presence of:

Grace Mathus  
Witness

Print name: Grace Mathus

Jordan Kent  
Witness

Print name: Jordan Kent

**"Grantor"**

**HOLIDAY INN CLUB VACATIONS  
INCORPORATED**, a Delaware  
corporation

By: Donna Hansen

Print name: Donna Hansen

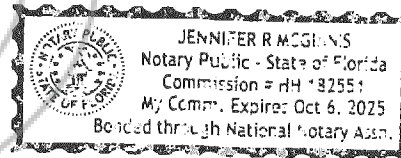
As its: Vice President

(CORPORATE SEAL)

STATE OF FLORIDA     §  
                                  §  
COUNTY OF ORANGE   §

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2nd day of December, 2022, by Donna Hansen, as Vice President of HOLIDAY INN CLUB VACATIONS INCORPORATED, a Delaware corporation, on behalf of the corporation.

Jennifer R. McGinnis  
Notary Public, State of Florida



Jennifer R. McGinnis  
Notary Public - State of Florida  
Commission # HH 182551  
My Comm. Expires Oct 6, 2025  
Bonded through National Notary Assn.

**Exhibit "A"**

[David Walley's Inventory]

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 1/1,071<sup>st</sup>, or 1/2,142<sup>nd</sup> 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 1/1,989<sup>th</sup> or 1/3,978<sup>th</sup> 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 1/1,224<sup>th</sup> or 1/2,448<sup>th</sup> 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 1/1,224<sup>th</sup> or 1/2,448<sup>th</sup> 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.

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  
[David Walley's]

	Phase	Frequency	RoomType	Inventory Control Number
1	Aurora	2BDLO-Std	Annual	36021004080
2	Aurora	2BDLO-Std	Odd	36021004111
3	Aurora	2BDLO-Std	Odd	36021004281
4	Aurora	2BDLO-Std	Even	36021005192
5	Aurora	2BDLO-Std	Even	36021005472
6	Aurora	2BDLO-Std	Annual	36021010070
7	Aurora	2BDLO-Std	Annual	36021010350
8	Aurora	2BDLO-Std	Annual	36021011240
9	Aurora	2BDLO-Std	Odd	36021011461
10	Aurora	2BDLO-Std	Annual	36021012300
11	Aurora	2BDLO-Std	Annual	36021012420
12	Aurora	2BDLO-Std	Even	36021013312
13	Aurora	2BDLO-Std	Odd	36021016041
14	Aurora	2BDLO-Prem	Annual	36021021500
15	Aurora	2BDLO-Std	Even	36021018222
16	Aurora	2BDLO-Std	Annual	36021020260
17	Bodie	2BDLO-Std	Annual	36022027100
18	Bodie	2BDLO-Std	Even	36022028202
19	Bodie	2BDLO-Std	Odd	36022028271
20	Bodie	2BDLO-Std	Even	36022031222
21	Bodie	2BDLO-Std	Annual	36022031400
22	Bodie	2BDLO-Prem	Annual	36022056300
23	Bodie	2BDLO-Prem	Annual	36022056490
24	Bodie	1BD	Even	36022022102
25	Bodie	1BD	Annual	36022022250
26	Bodie	2BDLO-Std	Odd	36022032031
27	Bodie	2BDLO-Std	Even	36022035272
28	Bodie	2BDLO-Std	Odd	36022035281
29	Bodie	2BDLO-Std	Odd	36022037161
30	Bodie	2BDLO-Std	Odd	36022037451
31	Bodie	1BD	Annual	36022023260
32	Bodie	2BDLO-Std	Annual	36022038210
33	Bodie	2BDLO-Std	Odd	36022038311
34	Bodie	2BDLO-Std	Even	36022038312
35	Bodie	2BDLO-Std	Annual	36022040100
36	Bodie	2BDLO-Std	Annual	36022042350
37	Bodie	2BDLO-Std	Even	36022043042
38	Bodie	2BDLO-Std	Annual	36022044070
39	Bodie	2BDLO-Std	Annual	36022045240
40	Bodie	2BDLO-Std	Even	36022045272
41	Bodie	2BDLO-Std	Even	36022045312
42	Bodie	2BDLO-Std	Annual	36022046130

Exhibit A-1  
[David Walley's]

	Phase	Frequency	RoomType	Inventory Control Number
43	Bodie	1BD	Annual	36022025340
44	Bodie	1BD	Odd	36022025411
45	Bodie	2BDLO-Prem	Annual	36022059370
46	Bodie	2BDLO-Std	Annual	36022048110
47	Bodie	2BDLO-Std	Annual	36022049090
48	Bodie	2BDLO-Std	Odd	36022049121
49	Bodie	2BDLO-Std	Annual	36022050460
50	Bodie	2BDLO-Std	Odd	36022050511
51	Bodie	2BDLO-Std	Even	36022051282
52	Bodie	2BDLO-Std	Odd	36022051381
53	Bodie	2BDLO-Prem	Annual	36022060460
54	Bodie	1BD	Odd	36022026041
55	Bodie	1BD	Even	36022026112
56	Bodie	2BDLO-Std	Odd	36022053391
57	Bodie	2BDLO-Std	Even	36022053392
58	Bodie	2BDLO-Std	Annual	36022054050
59	Bodie	2BDLO-Std	Annual	36022054090
60	Bodie	2BDLO-Std	Even	36022054382
61	Canyon	2BDLO-Std	Annual	36023063310
62	Canyon	2BDLO-Std	Odd	36023064161
63	Canyon	2BDLO-Std	Odd	36023069021
64	Canyon	2BDLO-Std	Annual	36023071410
65	Canyon	2BDLO-Std	Odd	36023073031
66	Canyon	2BDLO-Std	Annual	36023073160
67	Canyon	2BDLO-Std	Odd	36023073241
68	Canyon	2BDLO-Std	Even	36023073272
69	Canyon	2BDLO-Std	Even	36023074312
70	Canyon	2BDLO-Std	Even	36023074332
71	Canyon	2BDLO-Std	Even	36023079032
72	Canyon	2BDLO-Std	Annual	36023079340
73	Canyon	2BDLO-Std	Annual	36023082190
74	Canyon	2BDLO-Std	Annual	36023084080
75	Canyon	2BDLO-Std	Annual	36023084400
76	Dillon	2BDLO-Std	Even	36024085452
77	Dillon	2BDLO-Std	Annual	36024088150
78	Dillon	2BDLO-Std	Even	36025090072
79	Dillon	2BDLO-Std	Annual	36025091030
80	Dillon	2BDLO-Std	Annual	36025091040
81	Dillon	2BDLO-Std	Annual	36025091210
82	Dillon	2BDLO-Std	Even	36025092072
83	Dillon	2BDLO-Std	Odd	36025092091
84	Dillon	2BDLO-Std	Annual	36025092330

Exhibit A-1  
[David Walley's]

	<b>Phase</b>	<b>Frequency</b>	<b>RoomType</b>	<b>Inventory Control Number</b>
85	Dillon	2BDLO-Std	Annual	36025092350
86	Dillon	2BDLO-Std	Annual	36025092490
87	Dillon	2BDLO-Std	Annual	36026093170
88	Dillon	2BDLO-Std	Odd	36026094291
89	Dillon	2BDLO-Std	Annual	36026095320
90	Dillon	2BDLO-Std	Annual	36026096480
91	Dillon	2BDLO-Std	Annual	36027098210
92	Dillon	2BDLO-Std	Annual	36027098440
93	Dillon	2BDLO-Std	Odd	36029105171
94	Dillon	2BDLO-Std	Annual	36029108340
95	Dillon	2BDLO-Std	Annual	36029108490



**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: \_\_\_\_\_

\$191,860.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

( \$ \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_

\$191,860.00

Real Property Transfer Tax Due \_\_\_\_\_

\$748.80

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: \_\_\_\_\_

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Print Name: Holiday Inn Club Vacations Incorporated

Print Name: Chicago Title Timeshare Land Trust, Inc.

Address: 9271 S John Young Pkwy

Address: 2400 Maitland Center Pkwy #110

City: Orlando

City: Maitland

State: Florida Zip: 32819

State: Florida Zip: 32751

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

Print Name: Wilson Title Services

File Number: \_\_\_\_\_

Address 4045 S Spencer St, A62

City: Las Vegas

State: NV Zip: 89119

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