

DOUGLAS COUNTY, NV

2023-1002895

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

12/05/2023 10:48 AM

READY LEGAL SUPPORT INC., D/B/A LT TRANSFERS

SHAWNYNE GARREN, RECORDER

APN # portion of 1319-15-000-034

Mail Tax Statements to:
HOLIDAY INN CLUB VAC INC
9271 S JOHN YOUNG PY
ORLANDO, FL 32819

Recording Requested By:
Timothy Lee

When Recorded, Return to:
LT Transfers
140 Builders Parkway, Suite A
Cornelia, GA 30531

Without Title Examination

GRANT, BARGAIN, SALE DEED
David Walley's Resort

This Deed, made this 30th day of November, 2023 between **Timothy Lee, a Single Man**, whose address is 501 Malaga Way, Pleasant Hill, California 94523, hereinafter called the "Grantor", **Elizabeth J. Marshall, and Jennifer M. Marshall as Joint with Rights of Survivorship**, whose address is 1476 Jessica Lane, Unit C, Gardnerville, Nevada 89410, hereinafter called the "Grantee".

Witnesseth: That said Grantor, for a good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

David Walley's Resort, Inventory Number 17-033-42-81, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

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 Conditions 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, as amended, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

DERIVATION: This being the same property conveyed to the Grantor by deed recorded October 18, 2001, as Document No. 2001-0525464 in Book 1001 at Page 5745 in the Official Records of Douglas County, Nevada.

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Walley's Property Owners Association, Inc., all other restrictions reserved unto

them, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, subject to those encumbrances and limitations as set forth herein, unto the Grantee against the claims of all persons whomsoever.

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



Timothy Lee, Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

On NOVEMBER 20, 2023 before me, DINESH CHANDRA KAUSHIK, Notary Public, personally appeared **Timothy Lee**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public signature

DINESH CHANDRA KAUSHIK
Notary printed name
My commission expires: 03.19.2025

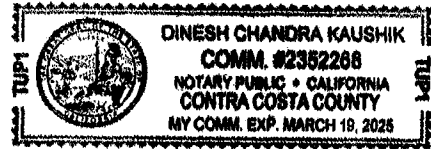


Exhibit "A"

Inventory Control Number: 17-033-42-81

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 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. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, 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, Page 3250 as Document No. 449574, 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 EVEN numbered years in accordance with said Declaration.

A portion of APN: 1319-15-000-034

End of Exhibit "A"

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) portion of 1319-15-000-034
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|-------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other : Timeshare | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	\$ 500.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ 500.00
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 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

(REQUIRED)

Print Name: Timothy Lee

Address: 501 Malaga Way

City: Pleasant Hill

State: CA Zip: 94523

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Elizabeth Marshall

Address: 1476 Jessica Lane, Unit C

City: Gardnerville

State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ready Legal Support Inc Escrow # NA

Address: 140 Builders Parkway, Suite A

City: Cornelia State: GA Zip: 30531