

DOUGLAS COUNTY, NV

2023-1003095

RPTT:\$3.90 Rec:\$40.00

\$43.90 Pgs=3

12/12/2023 08:19 AM

TIMESHARE CLOSING SERVICES

SHAWNYNE GARREN, RECORDER

APN: 1319-15-000-025 PTN

Recording requested by:

Richard Hieb

and when recorded mail to:

Timeshare Closing Services, LLC.

8545 Commodity Circle

Orlando, FL 32819

www.timeshareclosingservices.com

Escrow # 110050323003T

Mail Tax Statements To: William Johnson, 4925 Kietzke Lane, Reno, Nevada 89509

Consideration: \$1000.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Richard Hieb and Sharon Hieb, Husband and Wife, as Joint Tenants with Right of Survivorship, not as tenants in Common, whose address is 171 Rosewood Lane, Central Point, Oregon 97502, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: William Thomas Johnson and Lynn Francene Johnson, a Married Couple and Jake Johnson, a Single Person and Nickolas William Johnson and Tabby Johnson, a Married Couple, All as Joint Tenants with Rights of Survivorship, whose address is 4925 Kietzke Lane, Reno, Nevada 89509, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as David Walley's Hot Springs Resort and Spa, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 12-12-23

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Richard Hieb by Christopher Winnie
Richard Hieb
by Christopher Winnie, as the true and lawful attorney in fact under that power of attorney recorded herewith.

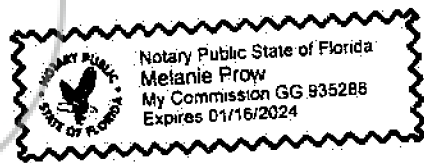
Sharon Hieb by Christopher Winnie
Sharon Hieb
by Christopher Winnie, as the true and lawful attorney in fact under that power of attorney recorded herewith.

STATE OF Florida) SS
COUNTY OF Orange)

The foregoing instrument was acknowledged before me, undersigned notary by means of physical presence or Online Notarization

On this 12 day of Dec, 2023 by Christopher Winnie, as the true and lawful attorney in fact under that power of attorney recorded herewith for Richard Hieb and Sharon Hieb, Husband and Wife, as Joint Tenants with Right of Survivorship, not as tenants in Common, personally known to me (or who has produced FL DL as identification 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.

WITNESS my hand and official seal.



SIGNATURE: [Signature]
Melanie Prow

My Commission Expires: 1-16-2024

Exhibit "A"

File number: 110050323003T

An undivided fee simple ownership interest and and to the following described Time Share Interest that has been created at David Walley's Hot Springs Resort and Spa located in Douglas County, Nevada and more fully described within that certain Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort that has been filed of record on August 27, 2001 with the Recorder in and for Douglas County, Nevada in Book 0801 Page 6980, as amended:

Unit Type: **2bd** Phase: **1** Inventory Control No: **36021002180**
Alternate Year Time Share: **Annual** First Year Use: **2024**

If acquiring a Time Share Interest in Phase I, BUYER will receive fee title to a 1/1071th undivided interest (if annually occurring) or a 1/2142th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase II, BUYER will receive fee title to a 1/1989th undivided interest (if annually occurring) or a 1/3978th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase III, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Dillon Phase, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase.

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-15-000-025 PTN
 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
 Other **TIMESHARE**

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

3. a. Total Value/Sales Price of Property \$ 1,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 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: 100.00 %

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 [Signature] Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard Hieb
 Address: 171 Rosewood Lane
 City: Central Point
 State: OR Zip: 97502

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William Thomas Johnson
 Address: 4925 Kietzke Lane
 City: Reno
 State: NV Zip: 89509

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

Print Name: TIMESHARE CLOSING SERVICES
 Address: 8545 Commodity Circle
 City: Orlando

Escrow #: 110050323003T
 State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED