

DOUGLAS COUNTY, NV

2023-1003372

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

12/26/2023 08:33 AM

TIMELY ACQUISITIONS LLC

SHAWNYNE GARREN, RECORDER

**APN:** a portion of 1319-15-000-020

**R.P.T.T.:** \$1.95

Exempt: N/A

**Recording Requested By:**

Nicole L. & Michael J. Sheedy  
1711 Locust Hill Way  
Dillsburg, PA 17019

**After Recording Mail To:**

Timely Acquisitions LLC  
18005 Saddlehorn Lane  
Mansfield, TX 76063

**Send Subsequent Tax Bills To:**

David Walley's Resort Hot Springs & Spa  
2001 Foothill Road  
Genoa, Nevada 89411

Inventory Control No.: **17-061-08-01**

**DEED OF CONVEYANCE**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Nicole L. Sheedy f/k/a Nicole Hixson and Michael J. Sheedy, wife and husband**, whose address is 1711 Locust Hill Way, Dillsburg, PA 17019, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Steve McLoud, a single man, as tenant in severalty** whose address is 18005 Saddlehorn Lane, Mansfield, TX 76063 hereinafter called "Grantee", for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the real property described in EXHIBIT "A" attached hereto and interests in Clark County, State of Nevada.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain and Sale Deed**, recorded on **September 26, 2003**, as Document No. **2003-591339**, in Douglas County Records, Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

Subject To:

1. Any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, and agreements.
2. Declaration of Timeshare Covenants, Conditions and Restrictions recorded September 23, 1998, as Document No. 449993, Book 998, Page 4404, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

To Have and Hold all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
1 Witness Signature

[Signature]  
Nicole L. Sheedy

Saunders Mayer  
1 Witness Print Name

[Signature]  
2 Witness Signature  
Candice Cave  
2 Witness Print Name

[Signature]  
Michael J. Sheedy

STATE OF PA  
COUNTY OF Cumberland SS.

On this 10<sup>th</sup> day of October, 2022, before me (insert NAME and TITLE of OFFICER) Michelle Wescoat - Notary, Notary Public, personally appeared Nicole L. Sheedy and Michael J. Sheedy, 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 by 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 and County above mentioned, that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
Michelle D. Wescoat, Notary Public  
Cumberland County  
My commission expires September 9, 2025  
Commission number 1394772  
Member, Pennsylvania Association of Notaries

[Signature]  
Notary Public, signature  
Michelle D Wescoat  
Print Name  
My Commission Expires: Sept 9, 2025

Note to Notary: Please keep seal out of the margins on all sides and do not place it over print of the document.  
ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A Timeshare Estate with Inventory Number **17-061-08-01** comprised of an undivided interest as tenants-in-common in and to that certain real property and improvements as follows:

An undivided **1/1224th** interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

Adjusted Parcel G as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002, in the Office of the Douglas County Recorder as Document No. 0552536, adjusting that Record of Survey recorded April 29, 2002, as Document No. 0540898, pursuant to that 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. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, Page 467, as Document No. 0502689, Official Records of Douglas County, Nevada.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare 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, 0489959, 0509920, and 0521436, and that Declaration of Annexation of David Walley's Resort Phase III recorded July 1, 2003, in the Office of Douglas County Recorder as Document No. 0582120, and subject to said Declaration; with exclusive right to use said interest for **ONE** Use Period within a **Two Bedroom Unit**, every **YEAR**, 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 Abandonment Deed recorded September 20, 2002, in Book 0902, at Page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.

A portion of APN 1319-15-000-020

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-15-000-020  
 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  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$500.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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 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 *Bob Chel* Capacity Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Nichole Sheedy  
 Address: 1711 Locust Hill Way  
 City: Dillsburg  
 State: PA Zip: 17019

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Steve McLoud  
 Address: 18005 Saddlehorn Lane  
 City: Mansfield  
 State: TX Zip: 76063

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

Print Name: Timely Acquisitions Escrow # \_\_\_\_\_  
 Address: 18005 Saddlehorn Lane  
 City: Mansfield State: TX Zip: 76063

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