



00164718202309937260040040

SHAWNYNE GARREN, RECORDER

E04

APN: 1319-15-000-015

Return document to:

Alice Shikina  
7339 Holly Street  
Oakland, CA 94621

Mail tax statements to:

Holiday Inn Club Vacations  
David Walley's Resort  
2001 Foothill Road  
Genoa, NV 89411

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

**QUITCLAIM DEED**

This QUITCLAIM DEED, executed this 6th day of February, 2023, by the grantor,

Thomas J Hoffman  
145 School Street #2  
Daly City, CA 94014

for the consideration of \$0

in hand paid, does hereby remise, release and quitclaim forever to the grantee,

Alice Shikina  
7339 Holly Street  
Oakland, CA 94621

all right, title, and interest in and to the following real property situated in the County of Douglas, State of Nevada, legally described as: Parcel E-1 of the Final Subdivision Map LDA #98-05 for DAVID WALLEY'S RESORT.

Commonly known as: 2001 Foothill Road, NV 89411

THIS CONVEYANCE is made subject to:  
All the conditions and restrictions recorded in Book 87, Page 354 in the office of  
the Recorder of Douglas County Nevada

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on  
the day first above written.

[Signature] 2/6/2023  
Signature  
Thomas J Hoffman  
Print name  
Grantor  
Capacity

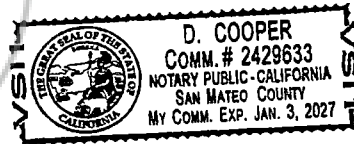
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity  
required by the sense of this deed.*

STATE OF CALIFORNIA )  
COUNTY OF SAN MATEO )

This instrument was acknowledged before me on the 6 day of FEBRUARY,  
2023, by THOMAS J HOFFMAN

[Signature]  
Signature  
D. COOPER  
Print name  
NOTARY PUBLIC  
Title  
My commission expires:  
01/03/2027



Inventory No.: 17-024-37-01

**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 1/1989<sup>th</sup> interest in and to all that real property situate 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. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, at Page 467, as Document No. 0502689, 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, at Page 3250, as Document No. 0449574, 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 ONE-BEDROOM UNIT each 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: 1319-15-000-015**

0613113

BK0504 PG06259

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) APN: 1319-15-000-015 \_\_\_\_\_
- 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: Doc # 613112

**3. Total Value/Sales Price of Property**

\$ 0 \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 4 \_\_\_\_\_
- b. Explain Reason for Exemption: Transfer from one joint tenant to the other joint tenant without consideration.

**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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Thomas J Hoffman  
 Address: 145 School Street #2  
 City: Daly City  
 State: CA Zip: 94014

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Alice Shikina  
 Address: 7339 Holly Street  
 City: Oakland  
 State: CA Zip: 94621

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_