

DOUGLAS COUNTY, NV

2023-995410

RPTT:\$5.85 Rec:\$40.00

\$45.85 Pgs=3

04/10/2023 11:34 AM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	A ptn of 1319-15-000-032
R.P.T.T.	\$5.85
Escrow No.:	20233953
Recording Requested By:	
Vacation Ownership Title Agency, Inc.	
Mail Tax Statement To:	
Walley's P.O.A.	
P.O. Box 158	
Genoa, NV 89411	
When Recorded Mail To:	
OLEG LEVITSKY and TATIANA LEVITSKY	
6296 Firefly Dr.	
San Jose, CA 95120	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

JOAN JOHNSON, a single woman


for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

OLEG LEVITSKY and TATIANA LEVITSKY, Trustees of THE LEVITSKY FAMILY TRUST, dated June 28, 2012, and any amendments thereto and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

David Walley's Resort, Two Bedroom, Phase 4, Annual Use, Inventory No. 36029108230, HICV Account No. M6676351, Genoa, NV 89411. See Exhibit 'A' attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4-6-2023

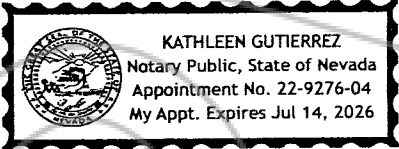

Joan Johnson

State of Nevada }
County of Churchill } ss.
}

This instrument was acknowledged before
me on April 6, 2023 (date)

By: JOAN JOHNSON *Joan Johnson*

Signature:
[Signature]
Notary Public



COOPER

EXHIBIT 'A'
LEGAL DESCRIPTION
FOR
DAVID WALLEY'S HOT SPRINGS RESORT & SPA

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

An undivided fee simple ownership interest in 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:** 4 (Dillon) **Inventory Control No. :** 36029108230

Alternate Year Time Share: Annual **First Year Use:** 2012

If acquiring a Time Share Interest in the **Phase 4 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.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-15-000-032
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:
 a) Vacant Land b) Single Family Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apartment Bldg. f) Commercial/Industrial
 g) Agricultural h) Mobile Home
 i) Other - Timeshare _____

3. a. Total Value/Sales Price of Property	\$1,250.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	()
c. Transfer Tax Value	\$1,250.00
d. REAL PROPERTY TRANSFER TAX DUE:	\$5.85

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 *Joan Johnson* Capacity: _____ Grantor
 JOAN JOHNSON

Signature _____ Capacity: _____ Grantee
 OLEG LEVITSKY, TRUSTEE

SELLER (GRANTOR) INFORMATION
 Print Name: JOAN JOHNSON
 Address: 1220 McLean Rd.
 City/State/Zip: Fallon, NV 89406

BUYER (GRANTEE) INFORMATION
 Print Name: OLEG LEVITSKY, TRUSTEE
 Address: 6296 Firefly Dr.
 City/State/Zip: San Jose, CA 95120

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20233953
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706