

DOUGLAS COUNTY, NV

2023-996211

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

05/05/2023 10:25 AM

TIMELY ACQUISITIONS LLC

SHAWNYNE GARREN, RECORDER

APN: a portion of 1319-15-000-015

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

Exempt: N/A

Recording Requested By:

Megan L. Scott
139 Cameron Loop
Bozeman, MT 59718

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.: **17-053-46-01**

Consideration: \$500.00

DEED OF CONVEYANCE

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Megan L. Scott, Trustee of the Megan L. Scott Living Trust Agreement, dated September 19, 2005**, whose address is 139 Cameron Loop, Bozeman, MT 59718, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Jeffrey A. Thorne, a single man, as tenant in severalty**, whose address is 7580 Red Bud Road, Granite Bay, CA 95746, 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 **Quitclaim Deed**, recorded on **January 8, 2008**, as Document No. **2008-0715905**, 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.

WITNESS my/our hands, this 3rd day of October, 2022.

Megan L. Scott, Trustee
Megan L. Scott, Trustee
of the Megan L. Scott Living Trust Agreement

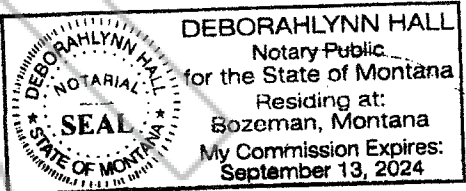
STATE OF MONTANA
COUNTY OF Gallatin

On this 3rd day of October, 2022, before me (insert NAME and TITLE of OFFICER) DEBORAHLYNN HALL, Notary Public, personally appeared **Megan L. Scott, Trustee of the Megan L. Scott Living Trust Agreement**, 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.

Deborahlynn Hall
Notary Public
Notary Public
Title and Rank
My Commission Expires: 9/13/2024



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.

I/We, **Megan L. Scott**, hereby affirm that this document submitted for recording does not contain a social security number.

Megan L. Scott
Megan L. Scott

Grantor
Title

EXHIBIT "A"
LEGAL DESCRIPTION

A Timeshare Estate with Inventory Number **17-053-46-01** comprised of an undivided interest as tenants-in-common in and to that certain real property and improvements as follows:

An undivided **1/1989th** 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, 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, Page 3250, as Document No. 0449574, 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, 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 - EACH** Year in accordance with said Declaration.

A portion of APN 1319-15-000-015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. A portion of 1319-15-000-015
 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 |
| <input checked="" type="checkbox"/> Other Timeshare | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 500
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 c. Transfer Tax Value: \$ 500
 d. 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 Bryan Chandler Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Megan Scott, Trustee
 Address: 139 Cameron Loop
 City: Bozeman
 State: MT Zip: 59718

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeffrey Thorne
 Address: 7580 Red Bud Road
 City: Granite Bay
 State: CA Zip: 95746

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

Print Name: Timely Acquisitions, LLC
 Address: 18005 Saddlehorn Lane
 City: Mansfield

Escrow # _____
 State: TX Zip: 76063