

APNs: 1319-15-000-026, 1319-15-000-027, 1319-15-000-028,
1319-15-000-015, 1319-15-000-020, 1319-22-000-021,
1319-15-000-022, 1319-15-000-023, 1319-15-000-029,
1319-15-000-030, 1319-15-000-031, 1319-15-000-032,
1319-15-000-034, 1319-22-000-022, 1319-22-000-023,
1319-22-000-024, 1319-22-000-025

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Kaempfer Crowell
Attn: Josh Correlli
50 West Liberty Street, #700
Reno, Nevada 90501

MAIL TAX STATEMENTS TO:

Orange Lake Country Club, Inc.
8505 West Irlo Bronson Memorial Highway
Kissimmee, Florida 34747

The undersigned affirms that this document
does not contain the personal information of
any party.

QUITCLAIM DEED

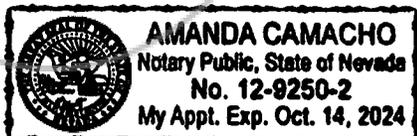
For valuable consideration, receipt of which is hereby acknowledged, James N. Conley, individually, on behalf of himself and his deceased wife, Lynn Conley (collectively, "Grantor"), does hereby remise, release, and quitclaim to Orange Lake County Club, Inc., a Florida corporation ("Grantee"), forever, all of Grantor's right, title and interest and claim, if any, in and to that certain real property located in Douglas County, Nevada described on Exhibit A, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including, without limitation, any rights as a timeshare owner at the property commonly known as Walley's Resort and/or Walley's Hot Springs.

DATED as of this 11 day of May, 2023.

By: James N. Conley
Name: James N. Conley, individually, on behalf of
himself and his deceased wife, Lynn Conley

STATE OF NEVADA)
)
COUNTY OF WASHOE)

This instrument was acknowledged before me on May 11, 2023, by James N. Conley.



Amanda Camacho
Notary Public
My Commission Expires: 10/14/2024

Exhibit A

Legal Description

Parcel N, as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded July 26, 2006 in Official Records Book 706, page 9384, Douglas County, Nevada.

Together with the Rights reserved in that certain Access Easement and Relocation deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

and

Together with the Rights reserved in that certain Access Easement deed recorded July 26, 2006 in Book 0706, Page 9371 as Document No. 680633 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

PARCEL A - TIMESHARE CABINS

Parcels O and P, as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded July 26, 2006 in Official Records Book 706, page 9384, Douglas County, Nevada.

Together with the Rights reserved in that certain Access Easement and Relocation deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

and

Together with the Rights reserved in that certain Access Easement deed recorded July 26, 2006 in Book 0706, Page 9371 as Document No. 680633 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

AND

PARCEL B - TIMESHARE INTERESTS

All Time Shares, as said term "Time Share" is defined in that certain Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's dated September 24, 2014 and filed of record as Document Number 0849819 in Book 0914, Page 4388 in the Official Records of Douglas County, as corrected by the recording of the Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded on November 2, 2018, in the Official Records of Douglas County, Nevada, as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto (collectively the "**Declaration**"), which Time Share consists of an undivided interest as a tenant in common in and to certain parcels of real property as set forth below:

Parcel I

An undivided 1/1,989th or 1/3,978th interest in and to all that real property situate in the County of

Douglas, State of Nevada, described as follows:

Parcel E-I 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 03, 2000 in Book 1100 at Page 467 as Document No. 0502689, Official Records of Douglas County, Nevada.

Together with 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.

Parcel II

An undivided 1/1,224th or 1/2,448th interest in and to the combined situate in the County of Douglas, State of Nevada, with such parcels more fully described as follows:

Adjusted Parcel F a parcel of land located within a portion of the west one-half of the northeast one-quarter (W 1/2 NE 1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937;

thence South 57°32' 32" East, 640.57 feet to the point of beginning;
thence North 80°00'00" East, 93.93 feet;
thence North 35°00'00" East, 22.55 feet;
thence North 10°00'00" West, 92.59 feet;
thence North 80°00'00" East, 72.46 feet;
thence South 10°00'00" East, 181.00 feet;
thence South 80°00'00" West, 182.33 feet;
thence North 10°00'00" West, 72.46 feet to the point of beginning.

The foregoing also being illustrated as Adjusted Parcel F on Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded September 17, 1998 in Book 998 at Page 3261 as Document No. 449576.

Parcel III

An undivided 1/1,224th or 1/2,448th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

Adjusted Parcel G) a parcel of land located within a portion of the West one-half of the Southeast one-quarter (W 1/2 SE 1/4) of Section 15, Township 13, North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of the Recorder, Douglas County Nevada as Document No. 540898;

thence North 50°04'37" East, 935.90 feet to the Point of Beginning;
thence South 88°38'16" East, 105.55 feet;
thence South 01°21'44" West, 203.97 feet;
thence North 88°38'16" West, 105.55 feet;
thence North 01°21'44" East, 203.97 feet to the Point of Beginning.

The foregoing also being illustrated as Adjusted Parcel G as shown on that Record of Survey to Support a Boundary Line Adjustment recorded September 20, 2002 in the Office of the Douglas County Recorder as, in Book 902, Page 6258 as Document No. 552536.

Parcel IV

An undivided 1/1,224th or 1/2,448th in and to all the combined property situate in the County of Douglas, State of Nevada, and comprised of the following Parcels H, I, J, K, L and M.

Adjusted Parcel H a parcel of land located within a portion of the West one-half of the Southeast one-quarter (W 1/2 SE 1/4) of Section 15, Township 13, North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of the Recorder, Douglas County, Nevada as Document No. 540898;

thence North 46°23'33" East, 970.95 feet to the Point of Beginning;
thence North 40°16'02" East, 49.09 feet;
thence South 49°43'58" East, 103.54 feet;
thence South 40°16'02" West, 49.09 feet;
thence North 49°43'58" West, 103.54 to the Point of Beginning

The foregoing also being illustrated as Adjusted Parcel H as shown on that Record of Survey to Support a Boundary Line Adjustment recorded September 19, 2005 in the Office of the Douglas County Recorder, in Book 905, Page 6557 as Document No. 655402.

and

Parcel I as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on May 26, 2006 in Book 0506 at Page 10742 as Document No. 0676009, Official Records of Douglas County, Nevada.

and

Adjusted Parcel J as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

and

Parcel K as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision,

Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

and

Parcels L and M (as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with 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.

and

Together with the Rights reserved in that certain Access Easement and Relocation deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

PARCEL 1 – AMENITIES

A parcel of land located within a portion of the West one-half of the Southeast one-quarter of Section 15 and the West one-half of the Northeast one-quarter of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T.13N., R19.E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 540898; thence along the north-south centerline of said Section 15, North 00°03'48" West, 1322.57 feet to a found 2" iron pipe, no tag; thence North 86°52'39" East, 249.87 feet to a point on the easterly right-of-way of Foothill Road, the northwest corner of Remainder Parcel as shown on said Record of Survey, the POINT OF BEGINNING; thence along the boundary of said Remainder Parcel the following courses: thence continuing North 86°52'39" East, 4.38 feet to a found fence post, no tag, per Deed recorded February 28, 1977 in the office of Recorder, Douglas County, Nevada in Book 277, at Page 1249; thence South 89°20'43" East, 1064.63 feet; thence South 00°04'09" West, 2621.92 feet to a point on the north-south 1/16 line of the Northeast one-quarter of said Section 22; thence South 89°11'10" West, 1178.84 feet to a found 1/2" rebar, no tag, a point on said easterly right-of-way of Foothill Road; thence along said easterly right-of-way along the arc of a curve to the left, non tangent to the preceding course, having a radius of 1240.00 feet, central angle of 02°22'15", arc length of 51.31 feet, chord bearing North 05°40'39" East, and chord distance of 51.31 feet; thence North 04°29'31" East, 313.93 feet; thence along the arc of a curve the right having a radius of 1160.00 feet, central angle of 24°21'00", arc length of 492.99 feet, chord bearing North 16°40'01" East, and chord distance of 489.28 feet; thence North 28°50'31" East, 265.21 feet; thence along the arc of a curve to the left having a radius of 1240.00 feet, central angle of 54°31'00", arc length of 1179.85 feet, chord bearing North 01°35'01" East, and chord distance of 1135.85 feet; thence North 25°40'29" West, 499.42 feet to the POINT OF BEGINNING.

Excepting herefrom Parcels E-1, as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded October 19, 2000 in Official Records Book 1000, page 3464 as

affected by the Certificate of Amendment recorded November 3, 2000 in Official Records Book 1100, page 467; Parcel F, as shown on Record Survey to Support Boundary Line Adjustment for Wally's Partners recorded September 17, 1998 in Official Records Book 998, page 3261; Parcels G and H, as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded April 29, 2002 in Official Records Book 402 page 9099; Parcel I, as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded May 26, 2006 in Official Records Book 506, page 10742; Parcels J, K, L, M, N, O and P, as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded July 26, 2006 in Official Records Book 706, page 9384; and Parcels Q, R, S and T as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded August 6, 2009 in Official Records Book 809, page 1150; all Douglas County, Nevada.

Together with the Rights reserved in that certain Access Easement and Relocation deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

and

Together with the Rights reserved in that certain Access Easement deed recorded July 26, 2006 in Book 0706, Page 9371 as Document No. 680633 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

AND

PARCEL 2 - AMENITY CABINS

Parcels Q, R, Sand T as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded August 6, 2009 in Official Records Book 809, page 1150; all Douglas County, Nevada.

Together with the Rights reserved in that certain Access Easement and Relocation deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

and

Together with the Rights reserved in that certain Access Easement deed recorded July 26, 2006 in Book 0706, Page 9371 as Document No. 680633 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-15-000-015, 020, 022, 023, 034
 b. 1319-15-000-026 through 032
 c. 1319-22-000-021 through 025
 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

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

- 3.a. Total Value/Sales Price of Property \$ 101.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 101.00
 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: 100 %
 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: Attorney for Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James N. Conley
 Address: 4790 Caughlin Parkway, #774
 City: Reno
 State: NV Zip: 89519

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Orange Lake Country Club, Inc.
 Address: 8505 West Irlro Bronson Memorial Highway
 City: Kissimmee
 State: FL Zip: 34747

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Kaempfer Crowell, Ltd.
 Address: 510 West Fourth Street
 City: Carson City

Escrow # n/a
 State: NV Zip: 89703