

APN#: 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

DOUGLAS COUNTY, NV
RPTT:\$978.90 Rec:\$40.00
\$1,018.90 Pgs=8
WILSON TITLE SERVICES
SHAWNYNE GARREN, RECORDER

2023-998062

06/29/2023 10:23 AM

After Recording Send Tax Statements to:

Holiday Inn Club Vacations Incorporated
9271 S. John Young Pkwy
Orlando, FL 32819

After Recording Return to:

Wilson Title Services, LLC
4045 S. Spencer Street, Suite A62
Las Vegas, NV 89119

GRANT, BARGAIN AND SALE DEED
[David Walley's]

THIS DEED is made this 23rd day of June, 2023, by and between **HOLIDAY INN CLUB VACATIONS INCORPORATED**, a Delaware corporation, formerly known as Orange Lake Country Club, Inc., a Florida corporation, whose mailing address is 9271 S. John Young Parkway, Orlando, Florida 32819 ("**Grantor**"), and **CHICAGO TITLE TIMESHARE LAND TRUST, INC.**, a Florida corporation, solely as Trustee of Land Trust No. 2017-OL1 (a.k.a. Orange Lake Land Trust), whose address is 2400 Maitland Center Parkway, Suite 110, Maitland, Florida 32751 ("**Grantee**") under that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) dated December 15, 2017 as hereinafter described.

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, the real property more particularly described in **Exhibit "A"** attached hereto and made a part (the "**Property**").

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Deed. All of the foregoing together with all personal property associated therewith is part of the Property described above.

SUBJECT TO: (i) any and all rights, rights of way, reservations, restrictions, agreements, covenants, encumbrances, easements, mineral exceptions and reservations, and all conditions of record; (ii) the Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort, recorded November 2, 2018, with the Recorder in and for Douglas County, Nevada, as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto, as may be amended from time to time; and (iii) Real Estate Taxes that are currently not due and payable but are a lien against the Property.

This conveyance is also made subject to the following:

1. All legal title and equitable title to the Property is being conveyed to Grantee, as trustee of that certain Orange Lake Land Trust created by that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) executed by and among Grantor, Grantee, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as amended and supplemented from time to time ("Trust Agreement"), pursuant to which Grantor, as settlor, established the Orange Lake Land Trust in accordance with Section 689.071, *Florida Statutes* (the "Trust");
2. Grantee, as Trustee of the Trust, shall have the power and authority prescribed in Section 689.073(1), *Florida Statutes*;
3. Upon conveyance of the Property to Grantee by Grantor, all beneficial interests in the Trust resulting from the addition of the Property shall immediately and automatically vest in Grantor, as the sole initial beneficiary with respect to the Property, pursuant to the Trust Agreement, a memorandum of which is recorded as Instrument Number: 20180061276 in the Public Records of Orange County, Florida ("Memorandum of Trust"). Any deeds subsequently conveying beneficial interests in the Trust with respect to the Trust Plan Property or Interests (as such terms are defined in the Trust Agreement) shall be recorded solely in the Public Records of Orange County, Florida;
4. All Interests (as defined in the Trust Agreement) in the Trust are Florida real property interests;
5. The number of Points for Sale (as defined in the Trust Agreement) that Grantor may sell resulting from this conveyance and the submission of the Property to the Trust Plan shall be 12,852,400.
6. Grantor reserves for itself and its successors and assigns certain rights reserved to Grantor as more particularly set forth in that certain Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort, recorded November 2, 2018, with the Recorder in and for Douglas County, Nevada, as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto, as may be amended from time to time (the

“Declaration”). Such rights are not being conveyed pursuant to this Deed and may be exercised by Grantor without Grantee’s consent, approval, or knowledge. These rights, as more particularly described in the Declaration, and all of the relevant provisions of such Declaration with respect to these rights, are made a part of this Deed.

TITLE TO THE PROPERTY is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said Property unto the said Grantee, their heirs and successors and assigns forever in fee simple.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed on the date set forth above.

Signed, sealed and delivered
in the presence of:

Katherine Mercedes
Witness

Print name: Katherine Mercedes

Mary Jean Christl
Witness

Print name: Mary Jean Christl

"Grantor"

**HOLIDAY INN CLUB VACATIONS
INCORPORATED**, a Delaware
corporation

By: [Signature]

Print name: Michael Thompson

As its: Senior Vice President

(CORPORATE SEAL)

STATE OF FLORIDA §
 §
COUNTY OF ORANGE §

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of June, 2023, by Michael Thompson, as Senior Vice President of HOLIDAY INN CLUB VACATIONS INCORPORATED, a Delaware corporation, on behalf of the corporation.

Doreen A. Varricchio
Notary Public, State of Florida

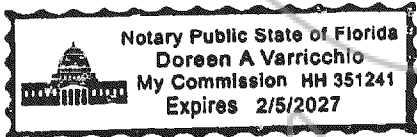


Exhibit "A"

[David Walley's Inventory]

The Time Shares estates set forth in **Exhibit "A-1"** attached hereto and incorporated herein by this reference, 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 and recorded 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 dated 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 those certain parcels of real property as set forth below:

Aurora Phase

An undivided 1/1,071st, or 1/2,142nd interest in and to all that real property situate in the County of Douglas, State of Nevada more fully described on Exhibit A (Parcel II) to the Declaration.

APN: 1319-22-000-021

Bodie Phase

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 more fully described on Exhibit A (Parcel I) to the Declaration.

APN: 1319-15-000-015

Canyon Phase

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 more fully described on Exhibit A (Parcel III) to the Declaration.

APN: 1319-15-000-020

Dillon Phase

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 more fully described on Exhibit A (Parcel IV) to the Declaration.

APN: 1319-15-000-022

APN: 1319-15-000-031

APN: 1319-15-000-032

APN: 1319-15-000-023

APN: 1319-15-000-029

APN: 1319-15-000-030

Exhibit A-1
[Walley's]

Count	Phase	Frequency	Room Type	Inventory Control
1	Aurora	Annual	2BDLO-Std	36021001380
2	Aurora	Even	2BDLO-Std	36021003502
3	Aurora	Annual	2BDLO-Std	36021005050
4	Aurora	Even	2BDLO-Std	36021005072
5	Aurora	Even	2BDLO-Std	36021005272
6	Aurora	Annual	2BDLO-Prem	36021007180
7	Aurora	Annual	2BDLO-Prem	36021007370
8	Aurora	Annual	2BDLO-Prem	36021007490
9	Aurora	Annual	2BDLO-Std	36021010340
10	Aurora	Annual	2BDLO-Std	36021010460
11	Aurora	Annual	2BDLO-Std	36021012450
12	Aurora	Annual	2BDLO-Std	36021013120
13	Aurora	Odd	2BDLO-Std	36021015111
14	Aurora	Odd	2BDLO-Std	36021017151
15	Aurora	Annual	2BDLO-Std	36021018470
16	Aurora	Annual	2BDLO-Std	36021019210
17	Aurora	Odd	2BDLO-Std	36021019291
18	Aurora	Annual	2BDLO-Std	36021020140
19	Bodie	Annual	1BD	36022022480
20	Bodie	Annual	1BD	36022024420
21	Bodie	Annual	1BD	36022026460
22	Bodie	Even	2BDLO-Std	36022027262
23	Bodie	Odd	2BDLO-Std	36022027381
24	Bodie	Odd	2BDLO-Std	36022027501
25	Bodie	Annual	2BDLO-Std	36022030410
26	Bodie	Annual	2BDLO-Std	36022031240
27	Bodie	Odd	2BDLO-Std	36022033121
28	Bodie	Even	2BDLO-Std	36022033172
29	Bodie	Even	2BDLO-Std	36022034052
30	Bodie	Annual	2BDLO-Std	36022034100
31	Bodie	Annual	2BDLO-Std	36022034260
32	Bodie	Odd	2BDLO-Std	36022034501
33	Bodie	Odd	2BDLO-Std	36022035201
34	Bodie	Annual	2BDLO-Std	36022036470
35	Bodie	Annual	2BDLO-Std	36022038330
36	Bodie	Even	2BDLO-Std	36022038502
37	Bodie	Even	2BDLO-Std	36022040062
38	Bodie	Odd	2BDLO-Std	36022040441
39	Bodie	Odd	2BDLO-Std	36022040491
40	Bodie	Even	2BDLO-Std	36022043112
41	Bodie	Even	2BDLO-Std	36022043352
42	Bodie	Even	2BDLO-Std	36022046362

Exhibit A-1
[Walley's]

Count	Phase	Frequency	Room Type	Inventory Control
43	Bodie	Annual	2BDLO-Std	36022047190
44	Bodie	Annual	2BDLO-Std	36022047250
45	Bodie	Even	2BDLO-Std	36022048062
46	Bodie	Annual	2BDLO-Std	36022048370
47	Bodie	Annual	2BDLO-Std	36022048380
48	Bodie	Odd	2BDLO-Std	36022049071
49	Bodie	Annual	2BDLO-Std	36022049310
50	Bodie	Odd	2BDLO-Std	36022051181
51	Bodie	Even	2BDLO-Std	36022052042
52	Bodie	Annual	2BDLO-Std	36022052090
53	Bodie	Annual	2BDLO-Std	36022052190
54	Bodie	Odd	2BDLO-Std	36022052251
55	Bodie	Even	2BDLO-Std	36022052252
56	Bodie	Odd	2BDLO-Std	36022053311
57	Bodie	Even	2BDLO-Std	36022053322
58	Bodie	Odd	2BDLO-Std	36022054351
59	Bodie	Annual	2BDLO-Prem	36022055180
60	Bodie	Annual	2BDLO-Prem	36022055190
61	Bodie	Annual	2BDLO-Prem	36022056360
62	Bodie	Annual	2BDLO-Prem	36022058110
63	Canyon	Annual	2BDLO-Std	36023061250
64	Canyon	Annual	2BDLO-Std	36023061400
65	Canyon	Annual	2BDLO-Std	36023062420
66	Canyon	Annual	2BDLO-Std	36023063240
67	Canyon	Annual	2BDLO-Std	36023064170
68	Canyon	Annual	2BDLO-Std	36023064430
69	Canyon	Annual	2BDLO-Std	36023068010
70	Canyon	Annual	2BDLO-Std	36023068080
71	Canyon	Annual	2BDLO-Std	36023068230
72	Canyon	Even	2BDLO-Std	36023069192
73	Canyon	Annual	2BDLO-Std	36023069460
74	Canyon	Even	2BDLO-Std	36023074212
75	Canyon	Annual	2BDLO-Std	36023075410
76	Canyon	Annual	2BDLO-Std	36023077220
77	Canyon	Annual	2BDLO-Std	36023078080
78	Canyon	Annual	2BDLO-Std	36023078110
79	Canyon	Odd	2BDLO-Std	36023080211
80	Canyon	Odd	2BDLO-Std	36023080301
81	Canyon	Even	2BDLO-Std	36023081172
82	Canyon	Odd	2BDLO-Std	36023081301
83	Canyon	Odd	2BDLO-Std	36023081511
84	Canyon	Odd	2BDLO-Std	36023083031

Exhibit A-1
[Walley's]

Count	Phase	Frequency	Room Type	Inventory Control
85	Canyon	Annual	2BDLO-Std	36023083290
86	Canyon	Even	2BDLO-Std	36023083442
87	Canyon	Even	2BDLO-Std	36023084372
88	Dillon	Annual	2BDLO-Std	36024085160
89	Dillon	Even	2BDLO-Std	36024086212
90	Dillon	Even	2BDLO-Std	36024086252
91	Dillon	Annual	2BDLO-Std	36024088040
92	Dillon	Annual	2BDLO-Std	36024088430
93	Dillon	Annual	2BDLO-Std	36024088510
94	Dillon	Odd	2BDLO-Std	36025089431
95	Dillon	Odd	2BDLO-Std	36025090401
96	Dillon	Even	2BDLO-Std	36025091022
97	Dillon	Even	2BDLO-Std	36025092232
98	Dillon	Annual	2BDLO-Std	36026093420
99	Dillon	Odd	2BDLO-Std	36026094271
100	Dillon	Annual	2BDLO-Std	36026094370
101	Dillon	Annual	2BDLO-Std	36026094440
102	Dillon	Annual	2BDLO-Std	36027097160
103	Dillon	Even	2BDLO-Std	36027097212
104	Dillon	Even	2BDLO-Std	36027097222
105	Dillon	Even	2BDLO-Std	36027097322
106	Dillon	Even	2BDLO-Std	36027099112
107	Dillon	Odd	2BDLO-Std	36027099191
108	Dillon	Even	2BDLO-Std	36027099392
109	Dillon	Even	2BDLO-Std	36027099412
110	Dillon	Annual	2BDLO-Std	36027099430
111	Dillon	Even	2BDLO-Std	36028101372
112	Dillon	Odd	2BDLO-Std	36028102081
113	Dillon	Odd	2BDLO-Std	36028102291
114	Dillon	Odd	2BDLO-Std	36028102391
115	Dillon	Odd	2BDLO-Std	36028103031
116	Dillon	Annual	2BDLO-Std	36028103120
117	Dillon	Odd	2BDLO-Std	36028103491
118	Dillon	Annual	2BDLO-Std	36028104250
119	Dillon	Odd	2BDLO-Std	36029105071
120	Dillon	Annual	2BDLO-Std	36029105220
121	Dillon	Annual	2BDLO-Std	36029105360
122	Dillon	Odd	2BDLO-Std	36029106041
123	Dillon	Annual	2BDLO-Std	36029106360
124	Dillon	Annual	2BDLO-Std	36029108310

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-15-000-15 / 1319-15-000-20 / 1319-22-000-21
- b) 1319-15-000-22 / 1319-15-000-23 / 1319-15-000-29
- c) 1319-15-000-30 / 1319-15-000-31 / 1319-15-000-32
- d) _____

2. Type of Property

- a) Vacant Land b) Single Fam. Res.
- c) Condo/Twnhs d) 2-4 Plex
- e) Apt. Bldg. f) Comm'l/Ind'l
- g) Agricultural h) Mobile Home
- i) Other Timeshare

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

3. Total Value/Sales Price of Property: _____

\$250,622.00

Deed in Lieu of Foreclosure Only (value of property) _____

(\$ _____)

Transfer Tax Value: _____

\$250,622.00

Real Property Transfer Tax Due _____

\$978.90

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: _____

Capacity: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Holiday Inn Club Vacations Incorporated

Print Name: Chicago Title Timeshare Land Trust, Inc.

Address: 9271 S John Young Pkwy

Address: 2400 Maitland Center Pkwy #110

City: Orlando

City: Maitland

State: Florida Zip: 32819

State: Florida Zip: 32751

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

Print Name: Wilson Title Services

File Number: _____

Address 4045 S Spencer St, A62

City: Las Vegas

State: NV Zip: 89119

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