

DOUGLAS COUNTY, NV

2023-998364

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/10/2023 02:01 PM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	A ptn of 1319-15-000-015
R.P.T.T.	
Escrow No.:	20234108
Recording Requested By:	
Vacation Ownership Title Agency, Inc.	
Mail Tax Statement To:	
David Walleys P.O.A.	
P. O. Box 158	
Genoa, NV 89411	
When Recorded Mail To:	
VLADIMIR MITIN	
1860 North Forest Rd.	
Amherst, NY 14221	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

IRENE E. INGHAM, a widow

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

VLADIMIR MITIN, a married man as his sole and separate property

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, Bodie Building (Phase 2), Annual Use, Inventory No. 36022048290, HICV Account No. M6677804, 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: 6.27.23


Irene E. Ingham

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of Butte CA

County of Butte

On June 27, 2023 before me L. Garton, Notary Public
(insert name and title of the officer)

personally appeared IRENE E. INGHAM,
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 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 of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)

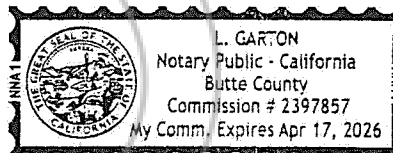


EXHIBIT 'A'
LEGAL DESCRIPTION
FOR
DAVID WALLEY'S HOT SPRINGS RESORT & SPA

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:** 2 (Bodie) **Inventory Control No. :** 36022048290

Alternate Year Time Share: Annual **First Year Use:** 2015

If acquiring a Time Share Interest in the **Phase II**, BUYER will receive fee title to a **1/1989th undivided interest** (if annually occurring) or a **1/3978th undivided interest** (if biennially occurring) in said Phase.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-15-0000-015
 b) _____
 c) _____
 d) _____

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

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 _____ \$1.00
 b. Deed in Lieu of Foreclosure Only (Value of Property) _____ ()
 c. Transfer Tax Value _____ \$1.00
 d. REAL PROPERTY TRANSFER TAX DUE: _____ \$0.00

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 _____ Capacity: _____ Grantor
 IRENE E. INGHAM
 Signature _____ Capacity: _____ Grantee
 VLADIMIR MITIN

SELLER (GRANTOR) INFORMATION
 Print Name: IRENE E. INGHAM
 Address: 1130 Gridley Ave.
 City/State/Zip: Gridley, CA 95948

BUYER (GRANTEE) INFORMATION
 Print Name: VLADIMIR MITIN
 Address: 1860 North Forest Rd.
 City/State/Zip: Amherst, NY 14221

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20234108
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706