DOUGLAS COUNTY, NV RPTT:\$1.95 Rec:\$40.00

2023-999585

\$41.95 Pgs=3

08/17/2023 08:44 AM

DUNCAN REALTY & ESCROW

SHAWNYNE GARREN, RECORDER

A portion of APN: 1319-15-000-023

Document Prepared By: When Recorded return to: Maurice Griffin 1 Lancaster Cir. Apt# 205 Bay Point, CA 94565

Mail tax statements to-P. O. Box 158 Genoa, NV 89411

Consideration: \$500.00

## GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_ April\_\_\_\_\_\_\_ 2023, by and between Ruben I. Pineda and Antonia E. Pineda, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is: 5781 Orchard Park Dr. San Jose, CA 95123, GRANTOR herein, and Maurice Griffin, a Single Man, as Tenant in Severalty, of the State of California, GRANTEE, herein:

Grantee's mailing address: 1 Lancaster Circle Apt. #205 Bay Point, CA 94565

WITNESSETH, that Grantor, in consideration of the sum of FIVE HUNDRED DOLLARS (\$500.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL unto the Grantee and Grantee's heirs and assigns, all that certain property located and situate in the County of Douglas, State of Nevada, bounded and described as follows:

David Walley's Resort, Two Bedroom Unit, Inventory ID 17-089-34-01, Genoa, NV 89411 More particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference:

TOGETHER with the 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 PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

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Jamer MADZ Ruh 1 F	
Witness 1: Ruben I. Pineda	
Tamera M. Demkowski	
Witness 1 Print Name:	
Muchal Engen Denhish Antonia E. Pineda  Witness 2:  Antonia E. Pineda	١,
Michael Eugene Dem Kowska Witness 2 Print Name:	١,,
witness 2 Finit Name:	
STATE OF CALIFORNIA	
COUNTY OF SANTA MATA ) SS	
The foregoing instrument was acknowledged before me on this Oth day of April 2023, before me, the undersigned, a Notary Public in and for said	
2023, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared Ruben I. Pineda and Antonia E. Pineda, is	
personally known to me or who has produced divers 1000 1000 -	
as identification, whose name(s) is/are subscribed to the	
within instrument and acknowledged to me that they executed the same freely and	
voluntarily and for the purposes therein stated.	
WITNESS my hand and Official Seal.  (Notary Seal)  HABLE ANNE BAUTISTA	1
Notary Public - California	ľ
Alameda County Commission # 2371591	Ž
My Comm. Expires Sep 3, 2025	ŀ
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Hall ann Bautin	
My Commission Expires: 9/3/2025 Notary Public Halle Anne Bautista	

My Commission Expires: 9/3/2025

Inventory No.: 17-089-34-01

## EXHIBIT "A" (Walley's)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/204<sup>th</sup> interest in and to all that real property situated in the County of Douglas, State of Nevada, described as follows:

PARCEL 1 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.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share 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 that Declaration of Amexation of David Walley's Resort Phase V recorded May 26, 2006 in the Office of the Douglas County Recorder as Document No. 0676055 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a TWO BEDROOM UNIT every year in accordance with said Declaration.

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation recorded May 26, 2006, in Book 0506 at Page 10729, as Document No. 0676008; and Access Easement recorded on July 26, 2006, in Book at Page 9371, as Document No. 0680633, all of Official Records, Douglas County, Nevada.

A Portion of APN: 1319-15-000-023

## STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	\		
a. 1319-15-000-023	\		
b.	\		
c.	\		
d.			
2. Type of Property:			
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY		
c. Condo/Twnhse d. 2-4 Plex	Book Page:		
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:		
g. Agricultural h. Mobile Home	Notes:		
Vother Timeshare			
3.a. Total Value/Sales Price of Property	\$ 500.00		
b. Deed in Lieu of Foreclosure Only (value of proper			
	\$ 500.00		
d. Real Property Transfer Tax Due	\$ 1.95		
4. If Exemption Claimed:			
a. Transfer Tax Exemption per NRS 375.090, Sec	ction		
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 con			
and can be supported by documentation if called upon	to substantiate the information provided herein.		
Furthermore, the parties agree that disallowance of any			
additional tax due, may result in a penalty of 10% of th			
to NRS 375.030, the Buyer and Seller shall be jointly a	and severally liable for any additional amount owed.		
	. \\		
Signature //// 1	Capacity: Grantor		
a (IntoxiaRhya a a)			
Signature AGONE YELL	_Capacity: Grantor		
CELL ED (CD ANEOD) ENEODE A BLONE	BUTTO (CD ANTERE) BYTODAY (TVO)		
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION		
Print Name: Ruben I . & Antonia E. Pineda	(REQUIRED) Print Name: Maurice Griffin		
Address 5781 Orchard Park Dr	Address: 1 Lancaster Circle Apt. #205		
City: San Jose	City: Bay Point		
State: CA Zip: 95123	State: <b>CA</b> Zip: <b>94565</b>		
	SART CA SART SART SART SART SART SART SART SAR		
COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)			
Print Name: Duncan Title & Escrow	Escrow # 22-010322		
Address: 401 Oxford Lane			
City: Harrison	State:AR Zip: 72601		

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED