

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 8th 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.

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 1/204th 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 Annexation 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.

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